

Rental Application for Residents and Occupants

Each co-applicant and each occupant over 18 years old must submit a separate application. Spouses may submit a single application

Date when filled out: _____

<p>ABOUT YOU</p> <p>Full Name (exactly as on driver's license or govt. ID card): _____</p> <p>Your street address (as shown on your driver's license or govt. ID card): _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married): _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Do you or any occupant smoke? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Kind, weight, breed, age: _____</p> <hr/> <p>Current home address (where you now live): _____ Apt. # _____</p> <p>City/State/Zip _____</p> <p>Home/ cell phone: (____) _____ Current monthly rent: \$ _____</p> <p>Email address: _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p> <hr/> <p>Previous home address (most recent): _____ Apt. # _____</p> <p>City/State/Zip: _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager's name: _____</p> <p>Phone: (____) _____ Current monthly rent: \$ _____</p> <p>Date moved in: _____ Date moved out: _____</p>	<p>YOUR SPOUSE</p> <p>Full name: _____</p> <p>Former last names (maiden and married): _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____ OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone: (____) _____</p> <p>Position: _____</p> <p>Date began job: _____ Gross monthly income is over: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>OTHER OCCUPANTS</p> <p><small>Names of all persons under 18 and other adults who will occupy unit without signing the lease. Continue on separate page if more than three.</small></p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p>
<p>YOUR WORK</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone: (____) _____</p> <p>Position: _____</p> <p>Your gross monthly income is over: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>Previous employer (most recent): _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone: (____) _____</p> <p>Position: _____</p> <p>Your gross monthly income is over: \$ _____</p> <p>Dates you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p>	<p>YOUR VEHICLES</p> <p><small>List all vehicles to be parked by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.) Continue on separate page if more than two.</small></p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p> <hr/> <p>WHY YOU RENTED HERE</p> <p>Were you referred? <input type="checkbox"/> Yes <input type="checkbox"/> no <i>If Yes, by whom:</i></p> <p>Name of locator or rental agency: _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If Yes fill in the information below:</i></p> <p><input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by</p> <p><input type="checkbox"/> Newspaper (name): _____</p> <p><input type="checkbox"/> Rental Publication: _____</p> <p><input type="checkbox"/> Other: _____</p>

YOUR CREDIT HISTORY

Your bank's name, city, state:

List all major credit cards: _____

Other Non-work income you want considered. Please explain: _____

Have you or your spouse ever owned a home? Yes No

Past credit problems you want to explain. (Use separate page.)

YOUR RENTAL/CRIMINAL HISTORY

You must check if applicable.

Have you, your spouse, or any occupant listed in this Application ever: been

evicted or asked to move out? broken a rental agreement? declared

bankruptcy? been sued for rent? been sued for property damage? been

arrested for a felony or sex-related crime that was resolved by conviction, probation,

deferred adjudication, court-ordered community supervision, or pretrial diversion?

been arrested for a sex-related crime that has Not been resolved by any method?

Please indicate year, location and type of each felony and sex-related crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. *You represent the answer is "No" to any item that is not checked.*

EMERGENCY

Emergency contact person over 18 who will Not be living with you:

Name: _____

Address: _____

City/State/Zip: _____

Work Phone: (_____) _____

Home Phone: (_____) _____

Relationship: _____

If you die or are seriously ill, missing, or in jail or penitentiary according to an affidavit of,

[check one or more]: the above person, your spouse, or your parent or child,

we may allow such person(s) to enter your dwelling to remove all contents, as well as

your property in the mailbox, storerooms, and common areas. If No box is checked, any

of the above are authorized to us to send for an ambulance at your expense. We're Not

legally obligated to do so.

AUTHORIZATION

I or we authorize (owner's name) _____

to: (1) share the above information with owner's electric provider, and (2) verify, by all available means, the above, including reports from consumer reporting agencies before, during and after tenancy on matters relating to my lease, and income history and other information reported by employer(s) to any state employment security agency (e.g., Texas Workforce Commission). Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's Signature _____

Spouse's Signature _____

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The TAA Lease Contract to be used must be the latest version of the **Apartment Lease** unless an earlier version is initialed by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract _____
_____;
- Names of Owner/Lessor: _____
_____;
- Property name and type of dwelling (*bedrooms and baths*) _____
_____;
- Complete street address _____
City/State/Zip _____;
- Name of all other occupants not signing Lease Contract (*persons under age 18 relatives, friends, etc.*) _____
_____;
- Total number of residents and occupants _____;
- Our consent necessary for guests staying longer than _____;
- Number of days for termination _____;
- Beginning date and ending date of Lease Contract _____
_____;
- Total security deposit \$ _____; Animal deposit \$ _____;
- # of keys/access devices for: ___ unit; ___ mailbox; ___ other: gate;
- Total monthly rent for dwelling unit \$ _____;
- Rent to be paid at: **On-site manager's office** ; or **Night Drop Box**
- Prorated rent for: first month or second month \$ _____;
- Late charges due if rent is not paid on or before the: _____;
- Initial late charge \$ _____; Daily late charge \$ _____;
- Returned-check charge \$ _____;
- Animal violation charges \$ _____; Daily \$ _____;
- (*Check one*) furnished unfurnished;
- Utilities paid for by owner (*check all that apply*) electricity, gas, water,
 wastewater, trash, cable TV, master TV antenna, Internet,
 other utilities _____;
- You are (*check one*): required to buy insurance not required to buy insurance;
- Agreed reletting charge \$ _____;
- Security deposit refund check will be by: (*check one*)
 one check jointly payable to all residents (default), OR
 one check payable and mailed to _____;
- Your move-out notice will terminate Lease Contract on (*check one*):
 last day of month, or exact day designated in move-out notice;
- If dwelling unit is house or duplex, owner will be responsible under paragraph 26 of the Lease Contract for lawn/plant maintenance, lawn/plant watering,
 picking up trash from grounds, lawn/ plant fertilization, trash receptacles. If not checked applicant will be responsible for the first \$ _____ of each repair.
- Special provisions regarding parking, storage, etc.: (see attached page if necessary):
_____;

Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached—or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. **Application Fee (may or may not be refundable).** You have delivered to our representative an application fee in the amount indicated in paragraph 14 below, and this payment partially defrays the cost of administrative paperwork.
3. **Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated in paragraph 14. *The application deposit is not a security deposit.* However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7, or fail to answer any question or give false information.
4. **Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. **If You Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by Telephone or within 5 days after we mail you our approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
7. **If You Withdraw Before Approval.** You and any co-applicant may not withdraw your application or the application deposit. *If, before signing the lease contract, you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*
8. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (*unless checked*): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. *If no item is checked, all are necessary for the Application to be considered completed.*
9. **Nonapproval in Seven Days.** We will notify you whether you've been approved within seven days after the date we receive a completed Application. Your application will be considered "disapproved" if we fail to notify you of your approval within seven days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval.
10. **Refund after Nonapproval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, we'll refund all application deposits within 30 days (not to exceed 30 days; 30 days if left blank) of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
11. **Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
12. **Notice to or from Co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
13. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
14. **Receipt.** Application fee (may or may not be refundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Administrative fee (refundable only if not approved): \$ _____
Total of above application fee and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____
15. **Signature.** *Our representative's signature indicates our acceptance only of the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.*



If you are seriously ill or injured, what doctor may we notify? (We are not responsible for providing medical information to doctors or emergency personnel.)

Doctor's name: _____ Doctor's phone: (_____) _____

Important medical information about you in an emergency: _____

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means, including consumer reporting agencies and other rental housing owners. **You acknowledge that you had an opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, credit history, current income, and rental history. You understand that if you do not meet our rental selection criteria or if you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy.** Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover from the non-prevailing party all attorneys' fees and litigation costs. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations. Fax signatures are legally binding. You acknowledge that our privacy policy is available to you.

Right to Review the Lease: Before you submit an application or pay any application fee or security deposit, you have the right to review the Rental Application and Lease Contract, as well as any community rules or policies we have. You may also consult an attorney. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed application and any other required information or monies to rent that dwelling. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties. You are entitled to an original of the Lease Contract if agreed to in writing by all parties. You are entitled to an original Lease Contract after it is fully signed.

Applicant's Signature: _____ Date _____

Signature of Spouse: _____ Date _____

Signature of Owner's Representative: _____ Date _____

FOR OFFICE USE ONLY

1. Apt name or dwelling (street, city) _____ Unit # or type: _____
2. Person accepting application: _____ Phone: (_____) _____
3. Person processing application: _____ Phone: (_____) _____

4. Date that applicant or co-applicant was notified by telephone letter, or in person of acceptance or nonacceptance _____
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)

5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____

6. Name of owner's representative who notified above person(s): _____



GROUNDS FOR DENIAL OR SPECIAL PROVISIONS:

Applicants will be denied if they do not meet the community owner's screening criteria. Applicants may be denied for any, or a combination of any, of the following reasons:

1. Misdemeanor or felony criminal background including, but not limited to, crimes against persons or property, theft/burglary, prostitution, history of violence, illegal controlled substances, harboring a fugitive, and/or alcohol abuse.
2. Unable to provide documentation from U.S. Immigration to verify legal entry in the United States and legal residency in the United States for the length of the lease term.
3. History of allowing unauthorized occupant(s) to reside in your apartment home as evidenced by previous landlord's verification(s);
4. Lack of six (6) months of verifiable continual rental history.
5. Poor housekeeping as evidenced by previous landlord's verification(s);
6. History of drug or alcohol abuse as evidenced by previous landlord's verification(s) or record of arrest and/or conviction, and no current rehabilitative services;
7. History of paying rent late or poor rental background as evidenced by previous landlord's verification(s) or record of arrest and/or conviction, and no current rehabilitative services;
8. Evidenced of negative check writing history;
9. A negative credit report, which may include the history of late payments, charge offs, low credit score and/ or collection accounts.
10. Refusal to occupy proper unit size in accordance with property unit size standards;
11. History of property damage to apartments/townhouse/house or common areas as evidenced by previous landlord's verification and/or credit report;
12. History of lease violations as evidenced by previous landlord's verification(s);
13. History of violence and interference with management's duties and responsibilities as evidenced by previous landlord verification(s), government or social agencies' verifications, police reports, and/or criminal background check; or
14. Failure to move into the rent-ready unit on the agreed date; this will cause the unit to be offered to the next qualified applicant on the waiting list;

Applicant's will not be denied on the basis of race, color, religion, national origin, sex, handicap or familial status.

Applicant Signature **Date:** _____

Applicant Signature **Date:** _____

Applicant Signature **Date:** _____

