



TABOR
management

TABOR MANAGEMENT

Rental Application

200 S. Montgomery, Suite 201 Starkville, MS 39759

Phone (662) 324-0506 Fax (662) 323-8087

www.tabormanagement.com

Follow us on Twitter: @TaborManagement

Academy Village 2Br 3Br Glenn Hollow 2Br 3Br Gaslight Corner 2Br Villas at Highlands 1Br Pecan Place 1Br 2 Br Little London 2 Br (Sm or Lg) 3Br Jarnigan/Cotton Row 1 Br 2 Br Cotton Villas 1Br

Sleepy Hollow 1Br Colony 2Br 510 Gillespie 1Br 2Br Creole Cottages 1Br University Villages 1Br 2Br 3Br Other: _____

NAME: _____

CELL#: (____) _____ BIRTHDAY: _____

E-MAIL: _____ SSN #: _____

CURRENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CURRENT LANDLORD: _____ PHONE # (____) _____

PREVIOUS LANDLORD: _____ PHONE # (____) _____

CURRENT EMPLOYMENT: _____ PHONE # (____) _____

FOR OFFICE USE ONLY:

Application Fee: (Non-Refundable) **\$25.00**
(CASH, CHECK or MO) Date Paid: _____

UNIT #: _____

Approval Date: _____

Deposit Paid Date: _____ Check #: _____

Amount Paid: \$ _____

PARENT/GUARDIAN INFORMATION

Name(s): _____ Home Phone #(____) _____

Address: _____ City: _____ State: _____ Zip Code: _____

Father's Place of Employment: _____ Position: _____

Work #(____) _____ Cell Phone #(____) _____

Mother's Place of Employment: _____ Position: _____

Work #(____) _____ Cell Phone #(____) _____

In addition to applicant(s), please list Roommates. If none, so state.

<u>Name(s)</u>	<u>Age</u>	<u>Relationship</u>
_____	_____	_____
_____	_____	_____

Current Class Classification: Freshman Sophomore Junior Senior Graduate Student (circle one)

Are you in a fraternity or sorority? _____ If so, which one? _____ Has applicant ever been evicted? _____

If so, please explain: _____

VEHICLE INFORMATION:

Make: _____ Model: _____ Color: _____ Year: _____ License Plate: _____

How did you hear about us? _____

1. APPLICANT UNDERSTANDS THAT **TABOR MANAGEMENT, LLC** IS THE MANAGER AND AGENT FOR THE OWNER OF THE PREMISES.
2. APPLICANT DECLARES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND APPLICANT AUTHORIZES AN EMPLOYMENT CHECK, CREDIT CHECK, VERIFICATION OF REFERENCES AND CURRENT AND PREVIOUS LANDLORDS.
3. APPLICANT ACKNOWLEDGES THAT THE RENT IS DUE THE **1ST** DAY OF EACH MONTH.
4. APPLICANT HEREBY PAYS \$25.00 AS A NON-REFUNDABLE APPLICATION FEE.
5. APPLICANT UNDERSTANDS THAT THE SECURITY DEPOSIT MUST BE **PAID IN FULL BY ALL OCCUPANTS** BEFORE THE LEASE AGREEMENT CAN BE EXECUTED. THEY ALSO UNDERSTAND THAT PARENTS AND/OR LEGAL GUARDIANS WILL BE REQUIRED TO SIGN THE LEASE AGREEMENT.
6. LANDLORD AND MANAGER WILL NOT BE BOUND BY ANY REPRESENTATIONS, AGREEMENTS OR PROMISES, WRITTEN OR ORAL, MADE BY LANDLORD OR MANAGER UNLESS CONTAINED IN THE RENTAL AGREEMENT SIGNED BY LANDLORD OR LANDLORDS AGENT.
7. APPLICANT DOES HEREBY RELEASE OWNER, MANAGER AND THIS COMPANY FROM ANY AND ALL DAMAGES AND LIABILITIES WHICH MIGHT RESULT FROM THE ABOVE INFORMATION.
8. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS CAUSE FOR DENIAL OF RENTAL TO APPLICANT. ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD.
9. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, FAMILY STATUS OR DISABILITY.
10. APPLICANT UNDERSTANDS THAT SUBMISSION OF RENTAL APPLIACATION AND PAYMENT OF APPLCATION FEE DOES NOT GUARANTEE AVAILABILTY OR PLACEMENT IN ONE OR MORE OF OUR MARKETED PROPERTIES.
11. APPLICANT UNDERSTANDS THAT SPECIFIC UNITS ARE **NOT** ASSIGNED AT THIS TIME. LANDLORD AND MANAGER MAY SUBSTITUTE UNITS FOR LIKE KIND AT THEIR DISCRECTION. **REQUESTS FOR SPECIFIC UNITS CAN NOT BE MADE.**
12. APPLICANT UNDERSTANDS AND AGREES TO THE MOVE-IN DATE OF AUGUST 8, 2016. APPLICANT UNDERSTANDS AND AGREES THAT THE FULL AUGUST RENT WILL BE DUE AT THAT TIME. APPLICANT UNDERSTANDS THAT AUGUST RENT WILL NOT BE PRO-RATED.
13. **WHEN YOU PAY THE SECURITY DEPOSIT YOU ARE AGREEING TO LEASE AN APARTMENT. IF YOU DECIDE NOT TO LEASE AN APARTMENT AFTER YOU HAVE MADE A DEPOSIT, THE DEPOSIT IS HEREBY FORFEITED IN ITS ENTIRETY.**
14. APPLICANT UNDERSTANDS THAT TABOR MANAGEMENT, LLC IS LICENSED BY THE MISSISSIPPI REAL ESTATE COMMISSION. AS PROPERTY MANAGER, TABOR MANAGEMENT, LLC PROVIDES BROKERAGE SERVICES TO THE PROPERTY OWNER ONLY. AS SUCH, TABOR MANAGEMENT IS OBLIGATED TO PROVIDE TO THE OWNER THE FIDUCIARY DUTIES OF LOYALTY, CONFIDENTIALITY, OBEDIENCE, DISCLOSURE, FULL ACCOUNTING AND THE DUTY TO USE SKILL, CARE AND DILEGENCE.

BY SIGNING BELOW, I ACKNOWLEDGE THAT TABOR MANAGEMENT IS NOT MY AGENT AND THAT I AM A CUSTOMER ONLY. FURTHER, I ACKNOWLEDGE THAT TABOR MANAGEMENT IS OBLIGATED TO PROVIDE HONESTY AND FAIR DEALINGS AND TO DISCLOSE ALL KNOW FACTS MATERIALLY AFFECTING THE VALUE OF THE PROPERTY WHICH ARE NOT KNOWN TO OR READILY OBERSBABLE BY ALL PARTIES IN THIS TRANSACTION.

Date: _____ Signature: _____