

Received on _____ (date)
at _____ (time)
by _____ (initials)

Residential Lease Application

Each occupant and co-applicant 18 years or older must submit a separate application

Property Address: _____

Anticipated Move in Date: _____ Monthly Rent: _____

Security Deposit: _____

Applicant was referred to Landlord by:

- Real Estate Agent _____
 Newspaper Sign Internet other _____

Applicant's name (First, Middle, Last) _____

Is there a co-applicant? yes no
(if yes, co-applicant must submit a separate application)

Applicants former last name (maiden or married) _____

E-mail: _____ Home Phone _____

Work Phone: _____ Cell Phone: _____

Emergency Contact Name & No. _____

Marital Status _____ Citizenship _____ (country)

Social Security No. _____

Drivers License No _____ In _____ (state)

Date of Birth _____ Height _____ Weight _____

Eye Color _____ Hair Color _____

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Applicants current address: _____ apt # _____

(city, state, zip)

Landlords name: _____

Landlords phones: _____ (day) _____ (night)

_____ (cell) _____ (email)

Date moved-in _____ Move out date _____ Rent \$ _____

Reason for move _____

Applicants previous address: _____ apt # _____

(city, state, zip)

Landlords name: _____

Landlords phones: _____ (day) _____ (night)

_____ (cell) _____ (email)

Date moved-in _____ Move out date _____ Rent \$ _____

Reason for move _____

Applicants current Employer: _____
 Address: _____
 _____ (street, city, state, zip)
 Supervisor Name: _____ Phone: _____
 Fax: _____ Email: _____
 Start Date: _____ Gross Monthly Income _____
 Position _____

Applicants previous Employer: _____
 Address: _____
 _____ (street, city, state, zip)
 Supervisor Name: _____ Phone: _____
 Fax: _____ Email: _____
 Employed: from _____ to _____ Gross Monthly Income _____
 Position _____

Describe other income Applicants wants considered: _____

Banks Name and Phone at which Landlord may verify good funds for any rent, fee or deposit: _____

List all vehicles to be parked on the Property:

<u>Type</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>License/State</u>	<u>Color</u>

List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other pets):

Type & Breed	_____	_____
Name	_____	_____
Color	_____	_____
Weight	_____	_____
Age	_____	_____
Gender	_____	_____
Neutered ?	Yes	No
Declawed ?	Yes	No
Shots Current?	Yes	No

	<u>Yes</u>	<u>No</u>
Will any waterbeds or water-filled furniture be on the Property?	<input type="checkbox"/>	<input type="checkbox"/>
Does anyone who will occupy the Property smoke?	<input type="checkbox"/>	<input type="checkbox"/>
Will Applicants maintain renters insurance?	<input type="checkbox"/>	<input type="checkbox"/>
If Applicant is in the military, is Applicant serving under orders Limiting Applicants stay to one year or less?	<input type="checkbox"/>	<input type="checkbox"/>
Has Applicant ever:		

- | | | |
|---|--------------------------|--------------------------|
| Been evicted? | <input type="checkbox"/> | <input type="checkbox"/> |
| Been asked to move out by a Landlord? | <input type="checkbox"/> | <input type="checkbox"/> |
| Breached a lease or rental agreement? | <input type="checkbox"/> | <input type="checkbox"/> |
| Filed for bankruptcy? | <input type="checkbox"/> | <input type="checkbox"/> |
| Lost property in a foreclosure? | <input type="checkbox"/> | <input type="checkbox"/> |
| Had any credit problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| Been convicted of a crime? | <input type="checkbox"/> | <input type="checkbox"/> |
| In any occupant a registered sex offender? | <input type="checkbox"/> | <input type="checkbox"/> |
| Are there any criminal matter pending against any occupant? | <input type="checkbox"/> | <input type="checkbox"/> |
| Is there additional information Applicants want considered? | <input type="checkbox"/> | <input type="checkbox"/> |

Authorization & Representation: Applicant authorizes Landlord and Landlord’s agent, at any time before, during or after any tenancy, to: (1) obtain a copy of Applicants credit report; (2) obtain a criminal background check related to Applicant and any occupant; and (3) verify any rental, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete. Applicant understands that providing false or inaccurate information is grounds for rejection and a breach of any lease.

Notice: Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Applicants Signature

Date

For Landlord use: On _____ (date) , _____ (name/Initials)

Notified Applicant _____

By phone mail fax email in person ,

that Applicant was approved not approved

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

- 1. Criminal History: Landlord will perform a criminal history check on each prospective adult occupant to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.**

All prospective occupants must have:

- No felony convictions of any type
- No conviction of any sex crime (no registered sex offenders)
- No DUI's
- No misdemeanor charges related to drug use, domestic violence, gang related activity, hate crimes, or any other crime against a person or property.

- 2. Previous Rental History: Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.**

Each applicant must have a favorable rental history acceptable to the landlord for the past 2 residences or past 5 years (whichever is the longer period), which includes:

- At least 1 year at the current address
- No evictions during the past 5 years
- No rent or damages owing to prior landlords (including unpaid judgements)
- No more than 1 late payment in a 12 month period
- Proper notice given when vacating
- No excessive damages
- No complaints related to tenant, occupants, or guests
- Proper housekeeping and upkeep of the property
- No unauthorized occupants

- 3. Current Income: Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you.**

Each applicant must have:

- Verifiable income of at least 4 times the total monthly rent payment, or at least 3 times the total monthly rent payment with an additional deposit
- Verifiable employment of at least 1 year in the current position or 2 years of employment in a similar field or position

4. Credit History: Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.

Each applicant must have a favorable credit history, including:

- a. No judgements for previous rentals
- b. No bankruptcies in the last 3 years
- c. Total monthly debt obligations not excessive to family income
- d. Credit scores
- e. Number of late payments (no late payments on utility bills)
- f. Responsible behavior toward repayment of accrued debt
- g. Number / amount in collection status (prefer zero)
- h. Changes in credit patterns due to circumstances

5. Pets: Landlord prefers to rent to tenants without pets, but we realize that many good tenants have pets and are responsible pet owners. However, there are concerns about the damage that can be caused by animals. Landlord will allow pets only under the following conditions:

- a. Pets may be accepted with a 20 pound weight limit, or if the pet is used as a certified aid for a handicapped applicant or proposed occupant
- b. No prohibited breeds (including, but not limited to):
 - Akita
 - American Staffordshire Terrier (Pit Bull)
 - Chow
 - Presa Canario
 - Rottweiler
 - Shar-Pei
 - Wolf Hybrid
- c. No breeding of pets
- d. All pets must be spayed/neutered
- e. No dogs under the age of 12 months
- f. A \$300 pet fee is required per pet (maximum of two) and to be paid in full prior to move-in.
- g. Monthly pet rent is \$25 per month/pet in addition to the regular monthly rent
- h. Pets will be subject to visual inspection and all community policies
- i. Domestic animals only

6. Failure to Provide Accurate Information in Application: Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

7. Other:

- a. Each occupant 18 years of age or older must provide a separate application
- b. Each application must include a non-refundable \$50 application fee.
- c. Multiple applicants will be accepted or denied as a unit.
- d. A photo ID and Social Security Card must be provided for each applicant
- e. No Section 8

Applicant: _____ Date: _____

Applicant: _____ Date: _____

Authorization to Release Information Related to a Residential Lease Applicant

I, _____ (applicant),
have submitted an application to lease a property located at _____
_____ (address,city,state,zip)

The landlord or landlord's representative who will verify information is:

_____ (name)
_____ (address)
_____ (city,state,zip)
_____ (phone) _____ (fax)
_____ (email)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above named person;
- (2) to my current and former landlords to release any information about my rental history to the above named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above named person, and
- (5) to the above named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant's Signature

Date