

TEXAS LEASE APPLICATION

Date: _____ Apartment No: _____ APARTMENTS

Applicant's Name _____ (must be exactly as on driver's license or other government ID card)

Former last names (maiden and married) _____

Driver's License # _____ State _____ or govt. photo ID card #: _____ State _____

S.S. # _____ Birth date _____ Sex _____ Height _____ Weight _____

Eye color _____ Hair color _____ Marital status (circle one) single -- married -- divorced -- widowed -- separated

Spouse's Name _____ Former last names _____

Driver's License # _____ State _____ or govt. photo ID card #: _____

S.S. # _____ Birthdate _____ Sex _____ Height _____ Weight _____

Eye color _____ Hair color _____ Marital status (circle one) single -- married -- divorced -- widowed -- separated

Present Address _____ City _____ State _____ ZIP _____

How Long? _____ Phone # (____) _____ Reason for Leaving _____

Renting? _____ Name of Landlord _____ Phone _____

Previous Address _____ City _____ State _____ ZIP _____

Rented? _____ How Long? _____ Name of Landlord _____ Phone _____

EMPLOYMENT - APPLICANT

Current Employer's Name & Address: _____ ZIP _____

Phone _____ Date Started _____ Monthly Salary _____

Type of Work _____

Previous Employer's Name & Address _____ ZIP _____

Phone _____ Date Started _____ Monthly Salary _____

Type of Work _____

Other Income - Source _____ \$ _____ Per Month

EMPLOYMENT - SPOUSE

Current Employer's Name & Address: _____ ZIP _____

Phone _____ Date Started _____ Monthly Salary _____

Type of Work _____

Previous Employer's Name & Address _____ ZIP _____

Phone _____ Date Started _____ Monthly Salary _____

Type of Work _____

Other Income - Source _____ \$ _____ Per Month

STUDENTS OR OTHERS WITH INSUFFICIENT INCOME WILL NEED AN ADDITIONAL FORM TO PROVIDE A CO-SIGNER UPON REQUEST OF APARTMENT COMMUNITY MANAGEMENT. If you are a student, please give the name of your school, the year you are completing, your department and school telephone number. _____

Give name, DOB, social security number, sex & relationship of everyone (other than yourself) who will occupy the apartment.

CREDIT REFERENCES - List all charge accounts, credit cards and loans you have

Name	Address	Balance Owed	Monthly Payment	Paid as Agreed (Yes or No)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Bank _____ Address _____ Type of Account _____

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

Have you or your spouse ever owned a home? _____ yes _____ no.

Please use separate page if you wish to explain any past credit problems.

IN CASE OF EMERGENCY, Person to Contact (over 18 who will not be living with you) _____
Relationship _____ Phone # (____) _____ Address _____
Street, City, State, ZIP

If you die or are seriously ill, missing, or in a jail or penitentiary according to an affidavit of (check one) ____ 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 name is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

NUMBER OF VEHICLES: 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 three. (We do not allow vehicles with more than two axles.)

Make and color _____ Year _____ License # _____ State _____
Make and color _____ Year _____ License # _____ State _____
Make and color _____ Year _____ License # _____ State _____

Will you or other occupants have an animal: _____ Type, Weight, Breed, Age _____
Will you or other occupants have a waterbed? (Yes or No) _____ (Requires Insurance)
Will you or other occupants smoke? _____

HOW WERE YOU REFERRED TO OUR APARTMENTS? (Please Circle One)

Saw Newspaper Ad Drove By Property Internet Saw Rental Publication
Former Resident (Name) _____
Current Resident (Name) _____
Other _____

RENTAL/CRIMINAL HISTORY

Have you or your spouse ever been evicted? _____ Broken a rental agreement or lease contract? _____
Declared bankruptcy? _____ Been sued for non-payment of rent or damages to rental property? _____
Been arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pre-trial diversion? _____ Been arrested for a felony or sex-related crime that has not been resolved by any method? _____ Please indicate the year, location and type of each felony and sex-related crime other than those resolved by dismissal or acquittal. We may need to know more facts before making a decision.

You represent the answer is "no" to any item not answered in "Rental/Criminal History" above.

SPECIAL CONDITIONS OR REQUESTS _____

Applicant represents that all of the above statements are true and complete, and hereby authorizes verification of above information, references, and credit records. Applicant acknowledges that false information herein will constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of deposits, and may constitute a criminal offense. Applicant agrees to the terms of the "Application Deposit Agreement" below.

AUTHORIZATION

I or we authorize (owner's name) _____ Apartments to verify the above information by all available means. Owner is not required to re-verify or investigate preliminary findings.
Applicant's Signature _____ Spouse's Signature _____
You must also sign the Application Agreement on the next page of this Application.

APPLICATION DEPOSIT AGREEMENT

Applicant has deposited an "Application Deposit" (in the amount stated below) in consideration for owner's taking the dwelling unit off the market while considering approval of this application. If applicant is approved and the contemplated lease is entered into, the application deposit shall be credited to the required damage deposit. If applicant is approved but fails to enter into contemplated lease after notice of such approval, the application deposit shall be forfeited. The Application

Deposit will be refunded only if applicant is not approved. Keys will be furnished only after lease and other rental documents have been properly executed by all parties and only after applicable rentals and damage deposits have been paid.

Applicant's Signature _____ **Spouse's Signature** _____

Leasing Agent _____ **Date** _____

CLAUSES: Co-Signer _____ Pet Addendum _____ Job Transfer _____ Home Purchase _____ Other _____

Application Deposit \$ _____ **Receipt #** _____ **Rent Per Month** _____ **Lease Term** _____

Balance of Damage Deposit \$ _____ **Type of Apartment** _____

Pro-Rated Amount of Rent -Month \$ _____ **Move-In Date** _____

Full _____ **Month Rent** \$ _____

Total Owed Prior to Occupancy \$ _____ **Receipt #** _____

CREDIT CHECK RESULTS: Accepted _____ Rejected _____

FOLLOWING HAS BEEN GIVEN TO RESIDENT:

Lease _____ **Date** _____

Application _____ **Date** _____

Notification of Approval _____ **Date** _____

TEXAS APPLICANTS -- 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 (*check one*): ___ the Apartment Lease, ___ the Residential Lease, or ___ the Condominium/townhome Lease, unless an earlier version is initialed by resident(s) and attached to this Application. The blanks in the contract will contain the following information:

Names of all residents who will sign Lease Contract _____
Name of Owner/Lessor _____
Property name and type of dwelling (*bedrooms and baths*) _____
Complete street address with city/state/ZIP _____
Name of all other occupants not signing Lease Contract (*persons under age 18, relatives, friends, etc.*) _____
Total number of residents & occupants _____
Our consent necessary for guests staying longer than ___ days. Beginning date and ending date of Lease Contract _____
Number of days notice for termination _____
Total security deposit \$ _____ Animal deposit \$ _____
Number of keys/access devices for ___ unit ___ mailbox ___ other. Total monthly rent for dwelling unit \$ _____
Rent to be paid at (*check one*) ___ on-site manager's office or _____
Prorated rent for ___ first month or ___ second month \$ _____. Monthly rental due date _____
Late-charge date _____ Initial late charge \$ _____ Daily late charge \$ _____
___ Check if the dwelling is to be furnished. You will (*check one*) ___ not buy insurance or ___ buy insurance.
Utilities paid by owner (*check all that apply*): ___ electricity ___ gas ___ water, ___ wastewater ___ trash ___ cable TV
___ master antenna. Agreed reletting charge \$ _____
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. The 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 TAA Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Information above.
- 2. Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. *It's nonrefundable.*
- 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.
- 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 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-applicants 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 _____ 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 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 (nonrefundable): \$ _____

Application deposit (may or may not be refunded): \$ _____

Total of above application fee and application deposit: \$ _____

Total amount of money we've received to this date: \$ _____

15. Signature. *Our representative's signature is consent only to the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.*

Acknowledgment. You declare that all your statements on the first pages 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. If you fail to answer any question or give false information, we may reject the application, retain all application 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 all attorney's fees and litigation costs from the losing party. 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.

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.)*

Name: _____ Phone (_____) _____

Important medical information in emergency: _____

This Rental Application and the Lease Contract are binding legal documents when signed. Please read them carefully. Before submitting a Rental Application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney. 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 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 address (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): _____