



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: _____

ABOUT YOU

Full Name (exactly as on driver's license or govt. ID card):

Your street address (as shown on your driver's license or govt. ID card):

Driver's license # and state: _____
OR govt. photo ID card #: _____
Former last names (maiden and married): _____
Your Social Security #: _____
Birthdate: _____ Height: _____ Weight: _____
Sex: _____ Eye color: _____ Hair color: _____
Marital Status: ☐ single ☐ married ☐ divorced ☐ widowed ☐ separated
Are you a U.S. citizen? ☐ Yes ☐ No
Do you or any occupant smoke? ☐ Yes ☐ No
Will you or any occupant have an animal? ☐ Yes ☐ No
Kind, weight, breed, age: _____
Current home address (where you now live):
_____ Apt. # _____
City/State/Zip _____
Home/ cell phone: (____) _____ Current monthly rent: \$ _____
Email address: _____
Name of apartment where you now live: _____
Current owner or manager's name: _____
Their phone: _____ Date moved in: _____
Why are you leaving your current residence? _____

Previous home address (most recent):
_____ Apt. # _____
City/State/Zip: _____
Apartment name: _____
Name of above owner or manager's name: _____
Phone: (____) _____ Current monthly rent: \$ _____
Date moved in: _____ Date moved out: _____
YOUR WORK
Present employer: _____
Address: _____
City/State/Zip: _____
Work Phone: (____) _____
Position: _____
Your gross monthly income is over: \$ _____
Date you began this job: _____
Supervisor's name and phone: _____
Previous employer (most recent):
Address: _____
City/State/Zip: _____
Work Phone: (____) _____
Position: _____
Your gross monthly income is over: \$ _____
Dates you began and ended this job: _____
Previous supervisor's name and phone: _____

YOUR SPOUSE

Full name: _____
Former last names (maiden and married): _____
Spouse's Social Security #: _____
Driver's license # and state: _____
OR govt. photo ID card #: _____
Birthdate: _____ Height: _____ Weight: _____
Sex: _____ Eye color: _____ Hair color: _____
Are you a U.S. citizen? ☐ Yes ☐ No
Present employer: _____
Address: _____
City/State/Zip: _____
Work Phone: (____) _____
Position: _____
Date began job: _____ Gross monthly income is over: _____
Supervisor's name and phone: _____
OTHER OCCUPANTS
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.
Name: _____ Relationship: _____
Sex: _____ DL or govt. ID care #: _____
Birthdate: _____ Social Security #: _____
Name: _____ Relationship: _____
Sex: _____ DL or govt. ID care #: _____
Birthdate: _____ Social Security #: _____
Name: _____ Relationship: _____
Sex: _____ DL or govt. ID care #: _____
Birthdate: _____ Social Security #: _____
YOUR 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 two.
Make and color of vehicle: _____
Year: _____ License#: _____ State: _____
Make and color of vehicle: _____
Year: _____ License#: _____ State: _____
Make and color of vehicle: _____
Year: _____ License#: _____ State: _____
WHY YOU RENTED HERE
Were you referred? ☐ Yes ☐ no If Yes, by whom:
Name of locator or rental agency: _____
Name of individual locator or agent: _____
Name of friend or other person: _____
Did you find us on your own? ☐ Yes ☐ No If Yes fill in the information below:
☐ On the Internet ☐ Stopped by
☐ Newspaper (name): _____
☐ Rental Publication: _____
☐ Other: _____

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: ☐ beenevicted or asked to move out? ☐ broken a rental agreement? ☐ declaredbankruptcy? ☐ 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.

AUTHORIZATIONI 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): \$ _____
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: _____
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): _____

