



1410 james ave / waco / tx / 76706

RENTAL APPLICATION

Date when filled out: _____

UNIT #: _____

TENANT/APPLICANT INFORMATION

Full Name _____ Date of Birth ____ / ____ / ____
First MI Last

Gender [] Male [] Female Classification when lease term begins: [] Freshman [] Sophomore [] Junior [] Senior [] Grad

Present Address _____
Street City State Zip Code

Cell Phone Number _____ Alternate Phone Number _____

Social Security No. _____ Passport I.D. _____
(U.S. Resident) (International Resident)

Driver's License # and State _____ E-mail address _____

Present Landlord / Dormitory _____ Landlord Phone Number _____

PERMANENT ADDRESS INFORMATION (If different than above)

Permanent Address _____
Street City State Zip Code

Permanent Phone Number _____

WORK INFORMATION

Employer _____ Phone Number _____

Work Address _____
Street City State Zip Code

GUARANTOR INFORMATION

Guarantor(s) [If parents list both] _____

First MI Last First MI Last

Address (if different) _____
Street City State Zip Code

Home Phone Number _____ Work Phone Number _____

Relationship to Applicant _____ E-mail address _____

Social Security No. _____ Passport I.D. _____
(U.S. Resident) (International Resident)

MARKETING SOURCE

Why did you choose to live at the property? Were you referred? [] Yes [] No If yes, by whom?

Locator _____ Agent _____ Friend _____ Other Person _____
Name of Agency Name Name Name

If no, how did you hear about the property? [] On the Internet _____ [] Banner _____
Name of website Location

[] Rental Publication _____ [] Other _____
Name Describe

EMERGENCY CONTACT

Name _____ Relationship _____

Work Phone Number _____ Home Phone Number _____ Secondary Phone Number _____

Address _____
Street City State Zip Code

OTHER OCCUPANTS

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

CREDIT HISTORY

PLEASE ANSWER THE FOLLOWING QUESTIONS:

- 1. Have you been denied credit in the past twelve months? Yes _____ No _____
- 2. Have you been delinquent with any creditor longer than 60 days? Yes _____ No _____
- 3. Have any creditors requested the assistance of a collection agency or attorney to assist in the collection of past due monies against you? Yes _____ No _____
- 4. Have you ever been sued by a creditor for past due monies? Yes _____ No _____
- 5. Have you ever moved owing rent to a previous landlord? Yes _____ No _____

If you have answered yes to any of the five questions above, please explain. _____

AGREEMENT

This application is for a lease on the following TERM: _____ Start Date: _____ End Date: _____

Monthly Rent Amount: \$ _____ Amount of Move-In Pro-rate (If Applicable)\$ _____

Move-In Pro-rate Due Date: _____ Application Fee: \$ _____

Application Deposit: \$ _____ Admin Fee: \$ _____

Notes: _____

Disclosure: APPLICANT agrees to allow LANDLORD to share all above information with LANDLORD’S electric provider. APPLICANT further agrees to allow LANDLORD to verify, by all means, the above information, before, during and after tenancy on matters relating to the lease. APPLICANT hereby declares that the above information is accurate and does hereby permit the LANDLORD and or its Agent to investigate his/her credit. Any falsifications or misrepresentations made anywhere on this rental application shall make this application and any subsequent lease agreement subject to cancellation at the option of LANDLORD.

Application Fee: APPLICANT has delivered to LANDLORD’S representative an Application Fee in the amount listed above. The Application Fee covers our paperwork costs and is never refundable.

Application Deposit: In addition to the Application Fee, APPLICANT has delivered to LANDLORD’S representative an Application Deposit in the amount indicated above. The Application Deposit is not a Security Deposit. It will, however, be credited toward the required Security Deposit when the LEASE has been signed by all parties. If the Application is rejected due to false incomplete information on this Application, Landlord will retain the Application Deposit as liquidated damages.

Approval: If APPLICANT and all co-applicants have already signed the LEASE at the time LANDLORD approves the Application, LANDLORD’S representative will notify APPLICANT of LANDLORD’S approval, sign the LEASE, and then credit the Application Deposit toward the required Security Deposit. If APPLICANT and all co-applicants have not signed the LEASE at the time LANDLORD approves the Application, LANDLORD’S representative will notify APPLICANT of LANDLORD’S approval, sign the LEASE when APPLICANT and all other co-applicants have signed, and then credit the Application Deposit of all APPLICANTS toward the required Security Deposit.

APPLICANT and all co-applicants must sign the LEASE within 3 days after LANDLORD gives approval in person, via email or by telephone, or within 5 days after LANDLORD mails approval to APPLICANT. If APPLICANT or any co-applicant fails to sign as required, LANDLORD may keep the Application Deposit as liquidated damages, and terminate all further obligation under this agreement.

APPLICANT and any co-applicant may not withdraw the Application or Application Deposit. If before signing the LEASE , APPLICANT withdraws an Application or notifies LANDLORD that APPLICANT no longer wishes to rent the unit, LANDLORD will be entitled to retain all Application Deposits as liquidated damages, and the parties will have no further obligation to each other.

Completed Application: An Application is not considered to be completed and will not be processed unless both the Application Fee and Application Deposit have been paid to us. All co-applicants on the LEASE must also present full signed applications.

Nonapproval: LANDLORD may notify APPLICANT concerning approval within 7 days after LANDLORD has received the completed application. Notification may be in person, via email, telephone or by mail unless APPLICANT has requested notification be made solely by mail. APPLICANT must not assume approval until APPLICANT receives actual notification of approval from LANDLORD.If APPLICANT or any co-applicant is disapproved, LANDLORD will refund all Application Deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.

Notice: Any notice from LANDLORD to APPLICANT or co-applicant is considered notice to all co-applicants; and any notice from APPLICANT or co-applicant to LANDLORD is considered notice from all co-applicants.

By signing this application APPLICANT represents that APPLICANT has never: 1) been arrested for any assault, felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision or pretrial diversion; 2) been arrested for any assault, felony, sex-related crime, or criminal violation involving the sale or manufacture of illegal drugs that has not been resolved by any method.

APPLICANT has had an opportunity to review LANDLORD'S rental selection criteria, which include reasons why the application may be denied. APPLICANT understands that if APPLICANT does not meet LANDLORD'S selection criteria or if APPLICANT fails to answer any question or give false information, LANDLORD may reject the application, retain all Application Fees, and Application Deposits as liquidated damages for time and expense, and terminate APPLICANT'S right of occupancy. LANDLORD may at any time furnish information to any consumer reporting agencies and other rental housing owners regarding APPLICANT'S performance of APPLICANT'S legal obligations, including any favorable or unfavorable information about APPLICANT'S compliance with the LEASE, the rules, and financial obligations. Fax signatures are legally binding.

APPLICANT'S Signature

Date

Signature of Owner's Representative

Date