

Rental Application for Residents and Occupants



Each co-resident and each occupant over 18 must submit a separate application.

Spouses may submit a joint application.

Date of Application: _____

<p>About You Full Name (as shown on your ID) _____</p> <p>Your street address (as shown on your ID): _____</p> <p>DL or ID # and state: _____</p> <p>Former last names (maiden or married): _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____</p> <p>Hair color: _____ Eye Color: _____</p> <p>Marital Status: _____ Are you a US citizen: _____</p> <p>Do you or any occupant smoke: _____</p> <p>Will you or any occupant have an animal: _____</p> <p>If yes, list kind, weight, breed, age: _____</p>	<p>Your Rental/Criminal History <i>You must check if applicable.</i></p> <p>Have you, your spouse, or any occupant listed in this Application ever: <input type="checkbox"/> Been evicted or asked to move out? <input type="checkbox"/> Moved out of a dwelling before the end of the lease term without the owners consent? <input type="checkbox"/> Been sued for rent or property damage?</p> <p><input type="checkbox"/> Been charged, detained, or asserted for a felony or sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pre-trial diversion?</p> <p><input type="checkbox"/> Been charged, detained, or arrested for a felony or sex-related crime that has no been resolved by any method? Please indicate below the year, location, and type of each felony and sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent that the answer is "no" to any item not checked above.</p> <p>_____</p>
<p>Current home address (where you physically reside): _____</p> <p>City/State/Zip: _____</p> <p>Your phone #: _____ Email: _____</p> <p>Current rent amount: \$ _____</p> <p>Move in date: _____ Move out date: _____</p> <p>Current owner or managers name: _____</p> <p>Current owner or managers phone #: _____</p> <p>Why are you leaving your current residence?: _____</p>	<p>Other Occupants <i>Names of all persons under 18 and other adults who will occupy the unit without signing the lease.</i></p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ Birthdate: _____ SS #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ Birthdate: _____ SS #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ Birthdate: _____ SS #: _____</p>
<p>Your Work</p> <p>Present Employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone: _____</p> <p>Position: _____</p> <p>Gross monthly income is over: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisors name and phone #: _____</p>	<p>Your Vehicles <i>List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.)</i></p> <p>Make/Model/Color: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make/Model/Color: _____</p> <p>Year: _____ License #: _____ State: _____</p>
	<p>AUTHORIZATION <i>I OR WE AUTHORIZE McDonald Assets to (1) share the above information with owners electric provider and (2) verify, by all means, the above, including reports from consumer reporting agencies before, during and after tenant 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 form the date of the application</i></p> <p><i>Applicants Signature:</i> _____</p> <p><i>Spouse's Signature</i> _____</p>



Name: _____

Address: _____

City/State/Zip: _____

Home/Cell Phone: _____ Work Phone: _____

Relationship: _____

If you die or are seriously ill, missing or incarcerated according to an affidavit of the above person 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 you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

Application Agreement

1. **Lease contract information.** The lease Contract contemplated by the parties is attached— or if not contact is attached, the lease contract will be available for your review if you submit a request in writing.
2. **Application Fee (non refundable).** You have delivered to our representative an application fee in the amount indicated in paragraph 14 below, and this cost partially defrays the cost of administrative paperwork.
3. **Application Deposit :** 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 require 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 sing or attempt to withdraw under paragraph 6 or 7, or fail to answer any questions 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 your approval, sign the Lease Contract when you and all of the co-applicants have signed, and the credit the application deposit of all applicants towards 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 the co-applicants have signed, and the credit the applica-tion deposit of all applicants toward the required security deposit
6. **If you fail to sign the 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, by telephone, or by email, 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 con-applicant withdraws and application or notifies us that you've changed your mind about renting the dwelling unit, well be entitled to retain all application deposits as liquidated damaged, 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 1) a separate application has been fully filled out and signed by you and each co-applicant: (2) an application fee has been paid to us : (3) an application deposit has been paid to us.
9. **Non approval in seven days.** We will notify you whether you've been approved within seven days after the date we receive the completed appli-cation. Your application will be considered "disapproved" if we fail to notify you of your approval within seven days after we have received a complete application. Notice may be in person or my mail or telephone unless you have requested that notification be by mail. You must no assume approval until you receive actual notice of approval
10. **Refund after Non- approval.** If you or any co-applicant is disapproved or deem disapproved under paragraph 9, well 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.
11. **Extension of deadlines.** If the deadline for signing, approval, or refund under paragraphs6, 9, or 10 falls on a Saturday, Sunday, oar state or federal holiday, the delaine will be extended to the end of the next business dat.
12. **Notice to or from Co-Applicants.** Any notice we give to you or your co applicant is considered notice to all co applicants; and any notice form you or your co applicant is considered notice from all co-applicants.
13. **Keys or Access Device.** Well furnish keys and/or access devices only after: 1) all parties have singed 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 (non-refundable):* \$ _____
Application deposit (non refundable): \$ _____
Total of above fees and application deposit: \$ _____
Total amount of money wave received to this date: \$ _____
15. **Signature.** Our representatives 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.

Acknowledgment. You declare that all your statements on the first page of this application are true and complete. You authorize us to verify the 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, current income, and rental history. You understand the application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate you right of occupant.** Giving false information is a serious criminal offense. In lawsuits in relation to the application or lease contract, the prevailing party may recover from the no prevailing part all attorneys fees and litigation costs. We may an any time furnish information to consumer reporting agencies and other rental housing owner reading you performance and your legal obligations, including both favorable and unfavorable information about your compliance with the Lease contract, the rules, and financial obligations. Fax or electronic signature and legally binding. You acknowledge that our privacy police is available to you.

Right to Review the lease. Before you submit an application or pay any fees or deposits, you have the right to review the Rental Application and lease contract, as well an any community rules or polices we have. You may also consult and attorney. These documents are binding legal documents when signed. We will not take a partic-ular dwelling off the market until we receive a completed application and any other required information or 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 after in is fully signed.

Applicants Signature: _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____

FOR OFFICE USE ONLY

- 1) Dwelling address (street, city) _____
- 2) Person accepting application: _____ Person processing application: _____
- 3) Date and method that the applicant or co applicant was notified of approval or non approval: _____
- 4) Name of person who was notified: _____
- 5) Name of owners representative whom notified above persons: _____