

Residential Tenant Application

Every person 18 or older who will live in the home – including each co-applicant – must complete a separate application.

Property & Lease Terms

Property address:

Desired move-in: Monthly rent \$ Security deposit \$

Lease term requested (months):

A. Applicant Identification

Full legal name (as shown on your ID):

Former / maiden last name (if any):

Email: Mobile phone:

Home phone: Work phone:

OK to text your mobile? Yes No Social Security no.:

Driver lic. / ID no.: State: Date of birth:

Height: Weight: Eye color: Hair color:

Are there co-applicants? Yes No *If yes, each co-applicant must submit a separate application.*

Co-applicant 1 name: Relationship:

Co-applicant 2 name: Relationship:

Co-applicant 3 name: Relationship:

B. Property Condition

Have you viewed the property in person before applying? Yes No

We strongly encourage you to view the property in person before applying. The Landlord makes no warranties, express or implied, about the property's condition.

Repairs or treatments you would like the Landlord to consider if a lease is signed:

C. Representation & Referral

Are you represented by a real estate agent or broker? Yes No

Agent name: Brokerage:

Agent email: Agent phone:

How did you hear about this property? Yard sign Online Other:

D. Residence History

Current Residence

Street address: Unit/Apt:

City / State / ZIP:

Landlord / property manager: Their phone:

Their email: Monthly rent \$

Move-in date: Move-out date: Reason for moving:

Previous Residence

Street address: Unit/Apt:

City / State / ZIP:

Landlord / property manager: Their phone:

Move-in date: Move-out date: Reason for moving:

E. Employment & Income

Current Employer

Employer: Position / title:

Employer address (street, city, state, ZIP):

Verification contact: Phone:

Verification email: Start date: Gross monthly \$

If you are self-employed, the Landlord may ask for one or more recent years' tax returns prepared by a CPA, attorney, or other tax professional.

Previous Employer

Employer: Position / title:

Verification contact: Phone:

Employed from: to: Gross monthly \$

Other income you would like considered:

You are not required to disclose income from alimony, child support, or public assistance unless you want it counted in this application.

F. Emergency Contact

Please do not list anyone who will be living in the home with you.

Name: Relationship:

Address / City / State / ZIP:

Phone: Email:

G. Other Occupants

List everyone who will live in the home who is not an applicant or co-applicant (include minors):

Full name	Relationship	Date of birth
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

H. Vehicles

List all vehicles, trailers, boats, RVs, or motorcycles to be parked at the property:

Type	Year	Make	Model	Plate # / State
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

State, local, or HOA rules may limit what can be parked at the property.

I. Animals

Will any animals be kept at the property? Yes No

Type & breed: Name: Color: Wt:

Spayed/neutered Y N Bite history Y N Rabies current Y N Assistance animal Y N

Type & breed: Name: Color: Wt:

Spayed/neutered Y N Bite history Y N Rabies current Y N Assistance animal Y N

Type & breed: Name: Color: Wt:

Spayed/neutered Y N Bite history Y N Rabies current Y N Assistance animal Y N

If any animal is an assistance animal, please let us know so we can process a reasonable-accommodation request. Supporting documentation may be requested only where permitted by applicable law. Assistance animals are not pets and are reviewed separately.

J. Background Questions

General

	Yes	No
Will any waterbeds or water-filled furniture be kept at the property?	<input type="checkbox"/>	<input type="checkbox"/>
Will anyone living at the property smoke or vape?	<input type="checkbox"/>	<input type="checkbox"/>
Will you carry renter's insurance during the lease?	<input type="checkbox"/>	<input type="checkbox"/>
Are you (or your spouse) currently serving in the military?	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is that service under orders limiting the stay to one year or less?	<input type="checkbox"/>	<input type="checkbox"/>
Have you ever:		
	Yes	No
Been evicted?	<input type="checkbox"/>	<input type="checkbox"/>
Been asked by a landlord to move out?	<input type="checkbox"/>	<input type="checkbox"/>
Broken a lease or rental agreement?	<input type="checkbox"/>	<input type="checkbox"/>
Filed for bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>
Lost a property to foreclosure?	<input type="checkbox"/>	<input type="checkbox"/>
Criminal, safety & credit:		
	Yes	No
Within the last 7 years, have you been convicted of a felony or misdemeanor involving violence, property damage, fraud, the manufacture or distribution of drugs, or other conduct bearing on resident or property safety? (A conviction is not an automatic denial — we consider the nature, seriousness, and recency. If yes, explain below.)	<input type="checkbox"/>	<input type="checkbox"/>
Is any proposed occupant a registered sex offender? (If yes, explain below.)	<input type="checkbox"/>	<input type="checkbox"/>
Have you had credit problems, late payments, or accounts in collection? (If yes, explain below.)	<input type="checkbox"/>	<input type="checkbox"/>
Is there anything else you would like the Landlord to consider?	<input type="checkbox"/>	<input type="checkbox"/>
Explanation / additional comments:		

K. Authorizations & Acknowledgements

Authorization to investigate. By signing below, you authorize the Landlord and its agents to (1) obtain a copy of your consumer credit report before and during your tenancy, and afterward only as permitted by law for legitimate business purposes related to the tenancy, including collection of amounts owed; (2) obtain a criminal-background report on you and any proposed occupant; and (3) contact and verify any rental history, employment, income, or other information in this application with people who have knowledge of it.

Property stays available. Unless the Landlord and you sign a separate written agreement, the property remains on the market and the Landlord may continue to show it and may accept another application until a lease is signed by all parties.

Privacy. The Landlord maintains a privacy policy describing how your information is collected and used. A copy is available on request.

Adverse action. If your application is denied, or approved on different terms, based in whole or in part on information in a consumer report, you will receive any notice required by the Fair Credit Reporting Act and other applicable law, including how to contact the agency that supplied the report.

Application fee (non-refundable) \$ payable to:

I am submitting I am not submitting an application deposit of \$

This deposit, if any, will be applied to the security deposit when a lease is signed, or returned to you if no lease is signed.

Acknowledgements

1. By signing, I confirm I have had the opportunity to review the Landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If I do not meet the selection criteria, or if I provide inaccurate or incomplete information, my application may be rejected and my application fee will not be refunded.
2. Providing false, inaccurate, or incomplete information is grounds to reject this application and to keep the application fee, and may be grounds to declare me in breach of any lease I later sign.
3. I certify that the statements in this application are true and complete.
4. I am responsible for any costs of obtaining the reports and verifications described above.

Applicant's signature Date

For Office Use Only

Decision date: Applicant notified by: Phone Email Mail In person

Approved Not approved — reason:

Authorization to Release Information

Complete this page so we can verify your application. You may be asked to sign a separate copy for each property or co-applicant.

I, (Applicant),
have applied to lease the property at:

The Landlord / owner / manager is:

Name: Phone:

Address / City / State / ZIP:

Email:

I give my permission for the following to release the information described to the person named above:

- (1) my current and former employers — to release my employment and income history;
- (2) my current and former landlords — to release my rental and payment history;
- (3) my current and former mortgage lenders — to release my mortgage payment history;
- (4) my bank, savings & loan, or credit union — to verify funds I have on deposit; and
- (5) any consumer reporting agency — to provide a copy of my consumer (credit) report and background information about me.

Applicant's signature

Date

Anyone gathering this information acts only to verify the items described above. The Landlord maintains a privacy policy, available on request.

Notice of Tenant Selection Criteria & Eligibility Requirements

This notice is provided under Section 92.3515 of the Texas Property Code. Please read it before you apply. It explains the criteria the Landlord uses to evaluate applications and the reasons an application may be denied.

Grounds on which your application may be denied

Criminal history. Certain convictions may be grounds for denial. We consider the nature, seriousness, and recency of the offense and do not automatically deny based on criminal history.

Rental history. Late payments, lease violations, balances owed, unauthorized occupants or pets, evictions, or skips may be grounds for denial.

Current income. We generally look for verifiable gross monthly income of at least _____ times the monthly rent.

Credit history. Credit score, accounts in collection, judgments, or a recent bankruptcy may be grounds for denial.

Incomplete or inaccurate information. Failure to provide complete and accurate information on the application may be grounds for denial.

Your right to address criminal-history information

If your application may be denied based on criminal history, you may give us evidence showing that the information is incorrect, along with any explanation of mitigating circumstances or evidence of rehabilitation, for our consideration before a final decision.

Adverse-action notice

If the Landlord denies your application, or approves it on different terms, based in whole or in part on information in a consumer report, you will receive any notice required by the Fair Credit Reporting Act and other applicable law, including how to contact the agency that supplied the report.

Acknowledgement

1. Signing this acknowledgement indicates that you have had the opportunity to review the Landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant's signature

Date

A full copy of the Landlord's written tenant selection criteria is available on request. If the Landlord rejects this application and did not make this notice available, the application fee and any application deposit will be refunded.