

RENTAL APPLICATION – BRENHAM HOME RENTAL, L.L.C.

FAX TO: 866.369.7370 – ALL HOMES NON-SMOKING

Full Name _____ Date of Birth _____ Age _____
Social Security # _____ TDL #/exp. Date _____
Home Phone # _____ Cell Phone # _____
Work Phone # _____ email address _____

Please give five years previous rental or mortgage history.

Current Address _____ Apt. # _____ Dates _____ to _____
Owner /Manager _____ Phone # _____ Rent \$ _____
Reason for Moving _____

Previous Address _____ Apt. # _____ Dates _____ to _____
Owner /Manager _____ Phone # _____ Rent \$ _____
Reason for Moving _____

Previous Address _____ Apt. # _____ Dates _____ to _____
Owner /Manager _____ Phone # _____ Rent \$ _____
Reason for Moving _____

Previous Address _____ Apt. # _____ Dates _____ to _____
Owner /Manager _____ Phone # _____ Rent \$ _____
Reason for Moving _____

Please give five years previous employment history.

Current Employer _____ Supervisor _____ Phone # _____
Job Title _____ Years on Job _____ Monthly Salary \$ _____

Previous Employer _____ Supervisor _____ Phone # _____
Job Title _____ Years on Job _____ Monthly Salary \$ _____

Previous Employer _____ Supervisor _____ Phone # _____
Job Title _____ Years on Job _____ Monthly Salary \$ _____

Please give type and source of other income.

Other Income _____ Amount \$ _____ Monthly Alimony or Child Support \$ _____

Spouse's Employer _____ Supervisor _____ Phone # _____
Job Title _____ Years on Job _____ Monthly Salary \$ _____

Please list all vehicles to be kept at residence.

Make _____ Model _____ Year _____ License Plate # _____
Make _____ Model _____ Year _____ License Plate # _____

Please list all persons who will be living with you.

Name/Relationship _____ Age _____
Name/Relationship _____ Age _____
Name/Relationship _____ Age _____
Name/Relationship _____ Age _____

Outstanding loans/debt (auto, credit cards, personal, student, mortgages, recreational vehicle, other debt not reported on credit report).

Type of Loan _____	Name of Creditor _____	Amount Owed \$ _____	Monthly Payment \$ _____
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Emergency Contact Info:

Name/Relation _____	Home/Cell # _____
Name/Relation _____	Home/Cell # _____

Personal References:

Name/Relation _____	Home/Cell # _____
Name/Relation _____	Home/Cell # _____

List all pets to be kept on the Property (dogs, cats, birds, fish and other pets – snakes not allowed).

1. Type/Breed/Size (lbs) _____	Name _____	Indoor/Outdoor Pet? _____
Gender: _____	Age _____	Neutered? _____
Declared? _____	Shots Current? _____	
2. Type/Breed/Size (lbs) _____	Name _____	Indoor/Outdoor Pet? _____
Gender: _____	Age _____	Neutered? _____
Declared? _____	Shots Current? _____	

Additional Information:

	<u>Yes</u>	<u>No</u>	<u>Explanation</u>
1. Will any waterbeds or water-filled furniture be on the premises?	___	___	_____
2. Will the Applicant maintain renter's insurance?	___	___	_____
3. Has the Applicant ever:			
(a) Been evicted or had an eviction filed?	___	___	_____
(b) Willfully or intentionally refused to pay rent when due?	___	___	_____
(c) Been asked to move out by a landlord?	___	___	_____
(d) Breached a lease or rental agreement?	___	___	_____
(e) Ever filed for bankruptcy?	___	___	_____
(f) Ever had a foreclosure/repossession?	___	___	_____
(g) Had two or more late rental payments in the past year?	___	___	_____
(h) Been arrested or convicted of a felony or misdemeanor?	___	___	_____
4. Is there anything, which may interrupt your income or ability to pay rent?	___	___	_____
5. Are you or any occupant ever been registered as a sex offender?	___	___	_____
6. Are you a U.S. Citizen?	___	___	_____
7. Is there anything to prevent you from placing utilities or phone in your name?	___	___	_____
8. Are there any criminal matters pending against you or any occupant?	___	___	_____
9. Do you or anyone in your household smoke?	___	___	_____
10. Is there addition information the Applicant wants considered?	___	___	_____

If there are any extenuating circumstances, which may underscore your credit report, or any additional information that might help evaluate this application please explain below.

Rental Applicant Qualifications & Agreements

It is against the policy of the owner and property managers of this property to discriminate against any person in the terms, conditions or privileges of rental of any property, or otherwise make available or deny the provisions of services or facilities in connection therewith, because of race, color, religion, sex, national origin, familial status, sexual preference, handicap or national origin.

The following requirements are consistently applied to all individuals making application for residency:

1. Applicant must remit to Lessor or Lessor's agent, at the time of application, an amount equal to the Security Deposit on the property being applied for, to be held by Lessor or Lessor's agent as an application deposit.
2. Upon Lessor's approval of applicant and all co-applicants, Lessor or Lessor's agent will notify Applicant of such approval, sign the lease, and then credit the application deposit towards the required security deposit. Applicant must not assume approval or non-approval until actual notice is received from Lessor or Lessor's agent. Lessor or Lessor's agent will make the final decision on approval within five (5) working days, unless it is agreed to by both parties to the transaction to extend the time period in an attempt to obtain needed information to approve the applicant.
3. If Applicant or any co-applicant is disapproved, Lessor or Lessor's agent shall promptly refund the application deposit to the Applicant.
4. The Applicant agrees to sign the lease within three (3) working days after receiving notice of Lessor or Lessor's agent approval of application. In the event Applicant fails to sign the lease agreement within the time period provided herein, the application deposit will be retained by the Lessor or Lessor's agent as liquidated damages; and the parties shall have no further obligation to each other. In the event applicant withdraws his or her application or notifies Lessor or Lessor's agent that he or she is no longer interested in leasing the property applied for, for any reason including Applicants inability to obtain utilities service in their name, the application deposit will be retained by Lessor or Lessor's agent as liquidated damages; and the parties shall have no further obligation to each other.
5. Applicant authorizes Lessor or Lessor 's agent, at any time before, during, or after any tenancy, to: (1) obtain a copy of Applicant's credit report; The cost of \$40.00 for obtaining the credit report will be paid to the Lessor or the Lessor's agent, by the Applicant, at the time of the rental application, (2) obtain a criminal background check related to Applicant and any occupant; and (3) verify any rental, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information.
6. The Applicant's credit report must show good use of credit along with regular and timely repayment of all such accounts. Any poor credit ratings shown on the credit report should be explained in writing to the Lessor or Lessor's agent. Written explanations of the extenuating circumstances that caused these conditions will be considered and evaluated by the Lessor or Lessor's agent based on credit history before and after the extenuating circumstances.
7. The Applicant's employment must be satisfactorily verifiable by the Lessor or the Lessor's agent. Companies that refuse to verify employee's income or length of time on job could result in the rejection of Applicant's application on the grounds of non-verification.
8. Applicant must have a stable employment history, with at least 24 months of continuous employment with employer within the last five years preferable in his or her present job. Applicants must have a combined household income of at least 3.5 times the monthly rental rate of the property they are applying for.
9. At time of application Applicant will furnish to Lessor or Lessor's agent (5) years previous rental or mortgage history. Applicant will not be approved if any of the following situations exist:
 - a. Lessor or Lessor's agent cannot verify residences provided by the Applicant.
 - b. Applicant has been evicted either forcefully or by demand to vacate a previous residence.
 - c. Applicant has failed to fulfill the terms or a lease agreement regarding the payment of rent, terms, or rules and regulations, unless such breach of the lease agreement was mutually agreed to by all parties to the agreement.
 - d. Applicant has not given current landlord required notice of plans to terminate tenancy and vacate premises.
10. Applicant's application to lease will be denied if Applicant has been convicted of a felony, is or has been an illegal drug user or addict of a controlled substance or has been convicted of the illegal manufacture or distribution of a controlled substance. Applicant certifies that he or she is not manufacturing, using, storing, or selling dangerous controlled substances, and understands that the Applicant will immediately be required to vacate the premises if evidence of such is found on the premises, or if Applicant is convicted of any crimes related to possession and/or distribution of controlled, dangerous substances.
11. Applicant must be at least 18 years of age to legally enter into a contractual agreement.
12. Applicant agrees to pay for all utilities including electricity, gas, water/sewage, garbage, telephone, cable TV/internet and all other services desired by Applicant upon commencement date of lease agreement.
13. Unless agreed otherwise in writing, the property remains on the market until Applicant signs a lease and Lessor or Lessor's agent may continue to show the property to other prospective tenants and accept another offer.
14. Lessor or Lessor's agent reserves the right to accept or deny acceptance of application based on Applicant's wish to keep pets at property being applied for.

15. Applicant shall not hold Lessor or Lessor's agent responsible for any allergic reactions to the premises, inside or outside, from Lessor or Lessor's agent, other occupants, or guests. At option of the Applicant he or she may test/check for allergic reactions at Applicant's expense before the signing of any lease agreement.

A non-refundable application fee of \$40.00 and an application deposit of \$ 0 are required for processing this application, and is being paid herewith. The undersigned expressly agrees that if this application is approved applicant herewith agrees to sign a lease agreement and rent this property. Applicant further agrees that if approved and accepted by Lessor or Lessor's agent and then decides not to move into the premises or Applicant withdraws his or her application or notifies Lessor or Lessor's agent, that he or she is no longer interested in leasing the property applied for, for any reason including Applicants inability to obtain utilities service in their name, then all monies paid herewith shall be retained as liquidated damages; and the parties shall have no further obligation to each other.

Processing of application shall be as timely as possible and the results may be delivered via phone, mail, fax, or in person. Once approved, Applicant agrees to pay the balance of funds and sign the lease agreement within (3) working days, otherwise Lessor or Lessor's agent will assume that Applicant has decided to forfeit the application deposit made herewith and will begin re-marketing the property. If Applicant is not approved, all monies given herewith, less application fee shown above shall be returned to the applicant.

Applicant represents and certifies that the information and statements in this application are true and complete. Applicant understands that providing false or inaccurate information or incomplete statements is grounds for rejection and constitutes a breach of any lease agreement, which may be terminated by Lessor or Lessor's agent, and loss of application deposit. Applicant hereby waives any claim for damages if my application is not accepted. Applicant herewith gives permission for anyone contacted to release the credit or personal information of the undersigned Applicant to Lessor or Lessor's agent, at any time, for the purposes of entering into and continuing to offer or collect on any agreement and/or credit extended. Applicant further authorize Lessor or Lessor's agent to verify the application information including but not limited to obtaining criminal records, contacting creditors, current and previous landlords, employers and personal references, whether listed or not, at the time of the application and at any time in the future, with regard to any agreement entered into with Lessor or Lessor's agent. Any false information will constitute ground for rejection of the application, or Lessor or Lessor's agent may at any time immediately terminate any agreement entered into with Applicant in reliance upon misinformation given on this application.

If Applicant suspects any negative information may surface as a result of information verification from this application or any extenuating circumstances, it is strongly recommended that Applicant explain or discuss and clear up any such information before submitting application.

Address of Property to Be Rented: _____

Rental Term: lease from _____ to _____

Move-in Date: _____

Amounts Due Prior to Occupancy:

First month's rent	\$ _____
Prorated rent amount	\$ _____
Security deposit	\$ _____
Credit check fee	\$ _____
Non Refundable Pet deposit	\$ <u>200.00 per pet</u>
Other (specify):	\$ _____

Applicant _____ Date _____

Lessor or Lessor's Agent (Landlord) _____ Date _____

For Landlord and property managers Use:

On _____, Applicant was notified by *Phone Mail Fax In Person that Applicant was Approved Not Approved.*
Verified: SSN _____ DL/ID _____ Cur. Tenancy _____ Prev. Tenancy _____ Credit _____ Income _____ Employ _____ Criminal _____ Upd Oct-11