

# Rental Application

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Applicant's name: \_\_\_\_\_ Date: \_\_\_\_\_

Property Applying for: \_\_\_\_\_ Move-in Date: \_\_\_\_\_

*Free to Apply; We do not charge the application fee unless we pre-approve your application, the fee will then be collected.*

## The following is required to make application.

1. All applications must be completely filled out and signed by the applicant.
2. All persons to occupy the property must be listed on the application.
3. All applicants/occupants 18 yrs of age and older must complete an application and pass a background check.
4. Reliable documentation such as pay stubs and telephone numbers for all income must be provided and verifiable.
5. Photo id is required (drivers license, military id, or state issued id, etc.)
6. All pets and vehicles of any type must be disclosed on the application.
7. Income: Gross monthly income must be 3 times the rent amount.

1. It is free to apply. However, if your application is pre-approved, at that time we will collect a non-refundable application fee for all persons 18 or older to process the background check, and the deposit will be collected to hold the home for you.
2. Rental history must be at least 1 year. Living in a property owned by a relative or family member does not meet the criteria considered to be a Landlord/Tenant relationship.
3. Pets, IF allowed must be approved by landlord, must be permitted by city, and vaccinated. If approved a pet deposit will be paid and a pet agreement signed before moving any pet onto the property. No exceptions.
4. Qualifying is based on rental history, income, credit check, and criminal background check. A felony or violent criminal history or eviction by a prior landlord are causes for rejection.
5. If accepted a Security Deposit is required and must be paid before taking occupancy. No exceptions. Security Deposit will be the same amount as the rent. First months rent and security deposit must be paid by certified check, money order, or cash.
6. Leases require 30 day written notice to vacate, from the first day of the month to the last day of the month. Verbal notices are not accepted.
7. Once the property has been vacated and keys returned an inspection of the home will be performed. After the inspection we will begin to process the return of your security deposit. Any charges to the security deposit will be itemized and a statement with any refund due will be sent to the forwarding address provided.
8. All properties are Non-Smoking. No exceptions.

By signing, applicant affirms the information provided in their application is true and correct and give authorization to verify all information contained in the application. Misstatements or false information, either made by mistake or knowingly may be deemed reason for denial of the applicant.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

**RESIDENTIAL LEASE APPLICATION**

**Each applicant and co-applicant 18 years or older must submit a separate application.**

Property Address: \_\_\_\_\_.

Anticipated: Move-in Date: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \_\_\_\_\_.

Applicant was referred to Landlord by: \_\_\_\_\_.

Applicant's name (first, middle, last) \_\_\_\_\_.

Applicant's former last name (maiden or married) \_\_\_\_\_.

Is there a co-applicant?  yes  no If yes, co-applicant must submit a separate application.

E-mail \_\_\_\_\_ Home Phone \_\_\_\_\_

Work Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Date of Birth \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye Color \_\_\_\_\_

Hair Color \_\_\_\_\_ Marital Status \_\_\_\_\_ Citizenship \_\_\_\_\_ (country)

Emergency Contact: Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Name all other persons who will occupy the property:

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_

Applicant's Current Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_

(city, state, zip)

Landlord's Name: \_\_\_\_\_ Email \_\_\_\_\_

Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax \_\_\_\_\_

Date Moved In: \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_

Reason for Move: \_\_\_\_\_

Applicant's Previous Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_

(city, state, zip)

Landlord's Name: \_\_\_\_\_ Email \_\_\_\_\_

Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax \_\_\_\_\_

Date Moved In: \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_

Reason for Move: \_\_\_\_\_

Applicant's Current Employer: \_\_\_\_\_

Address: \_\_\_\_\_ (city, state, Zip)

Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax \_\_\_\_\_

Email: \_\_\_\_\_

Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Residential Lease Application Concerning: \_\_\_\_\_

Applicant's Previous Employer: \_\_\_\_\_

Address: \_\_\_\_\_ (city, state, Zip)

Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax \_\_\_\_\_

Email: \_\_\_\_\_

Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Describe other income Applicant wants considered: \_\_\_\_\_

List all vehicles to be parked on the property:

Type	Year	Make	Model	License/State	Mo.Pymt.

List all pets to be kept on the property:

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?
						Yes ___ No ___	Yes ___ No ___	Yes ___ No ___
						Yes ___ No ___	Yes ___ No ___	Yes ___ No ___

	Yes ___ No ___	Explanation
Will any water beds or water filled furniture be on the property?	Yes ___ No ___	_____
Will anyone who will occupy the property smoke?	Yes ___ No ___	_____
Will Applicant maintain renter's insurance?	Yes ___ No ___	_____
Is Applicant or Applicant's spouse in the military?	Yes ___ No ___	_____
If yes, is the military person serving under orders limiting the military persons stay to one year or less?	Yes ___ No ___	_____
Has Applicant ever:		
Been Evicted?	Yes ___ No ___	_____
Been asked to move out by a landlord?	Yes ___ No ___	_____
Breachd a lease or rental agreement?	Yes ___ No ___	_____
Filed bankruptsy?	Yes ___ No ___	_____
Lost property in a foreclosure?	Yes ___ No ___	_____
Had any credit problems, slow pays, or delinquencies?	Yes ___ No ___	_____
Been convicted of a crime?	Yes ___ No ___	_____
Is applicant or any occupant a registered sex offender?	Yes ___ No ___	_____
Are there any criminal matters pending against any occupant?	Yes ___ No ___	_____
Is there additional information Applicant wants considered?	Yes ___ No ___	_____

Authorization: Applicant authorizes Landlord and Landlord's agent at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant;
- (3) verify any rental or employment history or to verify any other information related to this application with persons knowledgeable of such information.
- (4) Applicant represents that the statements in this application are true and complete.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and the Landlord may continue to show the Property to other prospective tenants and accept another offer/tenant.

Residential Lease Application Concerning: \_\_\_\_\_

**Authorization to Release Information Related to a Residential Lease Applicant**

I, \_\_\_\_\_ (Applicant), have submitted an application to lease a property located at: \_\_\_\_\_  
\_\_\_\_\_.

The landlord, broker, or landlord's representative is:

Dale or Vicki Hall (name)  
4701 Altamesa Blvd #1B (address)  
Fort Worth, Texas 76133 (city/state/zip)  
817-614-2988 (phone) 817-423-2630 (fax)  
Daleghallhomes@hotmail.com (email)

**I give my permission:**

- (1) to my current and former employers to release any information about my employment and income history to the above named person.
- (2) to my current and former landlords to release any information about my rental history to the above named person.
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above named person.
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above named person.
- (5) to the above named person to obtain a copy of my consumer credit report from any consumer reporting agency and to obtain a criminal background information about me.

**PLEASE PRINT**

Name: \_\_\_\_\_ SS# \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_

Spouse Name \_\_\_\_\_ SS# \_\_\_\_\_

Signature: \_\_\_\_\_ Date \_\_\_\_\_