



Rental Application for Residents and Occupants

Each co-applicant and each occupant over 18 years old must submit a separate application. Spouses may submit a single application

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Date when filled out: _____

<p>ABOUT YOU Full Name (exactly as on driver's license or govt. ID card) _____</p> <p>Your street address shown on your driver's license or govt. ID card: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married) _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Kind, weight, breed, age: _____</p> <hr/> <p>Current home address (where you now live) _____</p> <p>City/State/Zip _____</p> <p>Phone: (_____) _____ Current monthly rent: \$ _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p> <hr/> <p>Your previous home address: _____</p> <p>City/State/Zip _____</p> <p>Phone: (_____) _____ Current monthly rent: \$ _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager's name: _____</p> <p>Their phone: _____ Previous monthly rent: _____</p> <p>Date moved in: _____ Date moved out: _____</p>	<p>YOUR SPOUSE Full name: _____</p> <p>Former last names (maiden and married) _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Date began job: _____ Gross monthly income is over: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy unit without signing the lease. Continue on separate page if more than three.</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <hr/> <p>YOUR VEHICLES List all vehicles to be parked by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.) Continue on separate page if more than two.</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p>
<p>YOUR WORK Present employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Your gross monthly income is over :\$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>Previous employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Gross monthly income was over:\$ _____</p> <p>Date you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p>	<p>WHY YOU RENTED HERE Were you referred? ? <input type="checkbox"/> Yes <input type="checkbox"/> no If Yes, by whom: _____</p> <p>Name of locator or rental agency _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes fill in the information below:</p> <p><input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____</p> <p><input type="checkbox"/> Rental Publication: _____</p> <p><input type="checkbox"/> Other: _____</p>

<p>YOUR CREDIT HISTORY Your bank's name, city, state: _____</p> <p>_____</p> <p>List all major credit cards: _____</p> <p>_____</p> <p>Your other Non-work income you want considered. Please explain: _____</p> <p>_____</p> <p>Have you or your spouse ever owned a home? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Past credit problems you want to explain. (Use separate page.)</p>	<p>EMERGENCY Emergency contact person over 18 who will Not be living with you:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone:(_____) _____</p> <p>Home Phone:(_____) _____</p> <p>Relationship: _____</p> <p>If you die or are seriously ill, missing, or in jail or penitentiary according to an affidavit of, [check one or more]: <input type="checkbox"/> the above person, <input type="checkbox"/> your spouse, or <input type="checkbox"/> your parent or child, 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 No box is checked, any of the above are authorized to us to send for an ambulance at your expense. We're Not legally obligated to do so.</p>
<p>YOUR RENTAL/CRIMINAL HISTORY Check only if applicable</p> <p>You represent the answer is "No" to any item that is Not checked.</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"/> broken a rental agreement? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? <input type="checkbox"/> been arrested for a sex-related crime that has Not been resolved by any method? Please indicate year, location and type of each felony and sex-related crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision.</p> <p>_____</p> <p>_____</p>	<p>AUTHORIZATION I or we authorize (name of owner or complex)</p> <p>The Kirby Residences on Main</p> <p>To obtain reports from consumer reporting agencies before, during and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including income history and other information reported by employers(s) to any state employment agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expired 365 days from the date of this Application.</p> <p>Applicant Signature _____</p> <p>Spouse's Signature _____</p>

Applicant must also complete and sign **“Contemplated Lease Contract Information”** form

Contemplated Lease Contract Information

To be filled in only if the Lease contract is not signed by resident(s) at time of application for rental.

The TAA Lease Contract to be used must be the latest version of (*check one*): the Apartment Lease, the Residential Lease, or the Condominium/ Townhome Lease, unless an earlier version is initiated by resident(s) and attached to this Application. The blanks in the contract will contain the following:

- Name of all residents who will sign Lease Contract _____

- Name of Owner/Lessor: Brant Rock Group, LLC
- Property name and type of dwelling (*bedrooms and baths*) _____

- Complete street address: 12906 Brant Rock
City/State/Zip: Dallas, TX 75201
- Name of all other occupants not signing Lease Contract
(*persons under age 18, relatives, friends, etc.*) _____

- Our consent necessary for guests staying longer than:
7 days.
- Beginning date and ending date of Lease Contract _____

- Number of days notice for termination: 60.
- Total security deposit \$ _____; Animal deposit
\$ _____

- # of keys/access devices for: 2 unit 2 mailbox
1 other ACCESS C

Total monthly rent for dwelling unit \$ _____

- Rent to be paid on-site manager's office or at

- Prorated rent for: first month or second month \$ _____

- Late charges due if rent not paid on or before 2nd.

- Initial late charges: \$50.00 Daily late charge: \$10.00

- Returned check charge: \$30.00

- Animal violation charge: Initial \$100.00; Daily \$10.00

Check if the dwelling needs to be furnished

- Utilities paid by owner (*check all that apply*): electricity gas
waste water trash cable TV master antenna
Internet other utilities _____

- Utility connection charge \$ _____;

- You are (*check one*): required to buy insurance or not required

- Agreed reletting charge \$ _____

- Security deposit refund check will be by: (*check one*)
one check jointly payable to all residents (default), OR
one check payable and mailed to _____

- Your move-out notice will terminate Lease Contract on
(Check one):

Last day of month, or exact day designated in move out notice

- If dwelling is house or duplex, owner will be responsible under
paragraph 26 of the Lease Contract for lawn/plant maintenance

lawn/plant watering, picking up trash from grounds,

lawn/plant fertilization, trash receptacles. If not checked,-

applicant will be responsible. The applicant will be responsible.

The applicant will be responsible for the first \$ _____ of

- Special provisions regarding parking, storage, etc. (see attached
Page, if necessary): _____

Application Agreement

1. Lease Contract Information. The Lease Contract contemplated by the Parties is attached – or, if no Lease Contract is attached, the Lease Contract will be the current TAA Lease Contract noted above. Special information and conditions must be explicitly noted on an attached lease Contractor in the Contemplated Lease Information above.

2. Application Fee (nonrefundable). You have delivered to our representative a *nonrefundable* application fee in the amount indicated in paragraph 14 below, and this payment partially defrays the cost of administrative paperwork.

3. Application Deposit (may or may not be refundable). In addition to my 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 required 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 sign or attempt to withdraw under paragraph 6 or 7.

deposits as liquidated damages, 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 (*unless checked*):
a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. *If no item is checked, all are necessary for the Application to be considered completed.*

9. Nonapproval in Seven Days. We will notify you whether you’ve been approved within seven days after the date we received a completed Application. Your Application will be considered “disapproved” if we fail to notify you of your approval within seven days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval

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 our approval, sign the Lease contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward 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 co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.

6. If you Fail to Sign 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 or by telephone, or within 5 days after we mail you our approval.

If you or any co-applicants 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 co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application*

until you receive actual notice of approval.

10. Refund after Nonapproval. If you or any co-applicant is deemed disapproved under paragraph 9, we'll refund all application deposits within ____ days (not to exceed 30 days; 30 days if left blank) 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, approving, or refunding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.

12. Notice to or from Co-applicants. Any we give you or your co-applicant is considered notice to all co-applicants and any notice from you or your co-applicant is considered notice from all co-applicants.

13. Keys or Access Device. We'll furnish keys and/or access devices only after: (1) all parties have signed 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 (nonrefundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Administrative fee (refundable only if not approved): \$ _____
Total of above fees and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____

15. Signature. *Our representative's signature indicates our acceptance only of the above application agreement. It does not bind us to accept the applicant or to sign the proposed Lease Contract.*

If you are seriously ill or injured, what doctor may we notify? (We are not responsible for providing medical information to doctors or emergency personnel.)

Name: _____ Phone: (_____) _____

Important medical information in emergency: _____

Acknowledgement. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means, including consumer reporting agencies and other rental housing owners. If you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover from the non-prevailing party all attorney fees and litigation costs. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations. Fax signatures are legally binding. You acknowledge that our privacy policy 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 as any community rules or policies we have. You may also consult an attorney. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed application and any other required information or monies 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 it is fully signed.

Applicant's Signature: _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____