

Timbers Realty Management, LLC

5700 Granite Parkway, Suite 200
Plano, Texas 75024

972-200-5602 Fax

214-679-5316 Telephone

amy@vandeloofirm.com

RESIDENTIAL LEASE APPLICATION

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

Property Address: _____
Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Property Condition: Landlord makes no express or implied warranties as to the Property's condition.
Applicant is encouraged to view the property prior to entering into any Lease with the Landlord.

Applicant was referred to Landlord by: _____

Applicant's Full Name (First, Middle, Last) _____

Is there a co-applicant Yes or No. **If yes, co-applicant must submit a separate application**

Applicant's former last name (maiden or married) _____

Email _____ Home Phone _____

Cell Phone _____ Work Phone _____

Social Security # _____ Driver's License # _____

Date of Birth _____ Height _____ Weight _____ Eye Color _____

Hair Color _____ Marital Status _____ Citizenship _____

Emergency Contact (*Do not insert the name of an occupant or co-applicant*)

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 # _____, _____ (city), _____ (state), _____ (zip)

Landlord or Property Manager Name _____

Landlord or Property Manager Phone _____

Date Moved-In _____ Move-Out Date _____ Monthly Rent \$ _____

Reason for Move _____

Applicant's Previous Address:

_____ Apt # _____, _____ (city), _____ (state), _____ (zip)

Landlord or Property Manager Name _____

Landlord or Property Manager Phone _____

Date Moved-In _____ Move-Out Date _____ Monthly Rent \$ _____

Reason for Move _____

Applicant's Current Employer: _____ Position _____
 Employer Address _____
 Supervisor's Name _____ Phone _____
 Employed from _____ to _____ Gross Monthly Income \$ _____

Applicant's Former Employer: _____ Position _____
 Employer Address _____
 Supervisor's Name _____ Phone _____
 Employed from _____ to _____ Gross Monthly Income \$ _____

Describe other income Applicant wants considered: _____

List each bank account (checking and savings) you have:

Bank Name	Bank Address	Account #	Current Balance

List all vehicles to be parked at the Property:

Type	Year	Make	Model	License/State	Mthly Payment

Will any pets (dogs, cats, birds, reptiles, fish or any other) be kept on the Property: Yes or No

If yes, list all pets to be kept on the Property:

Type and Breed	Name	Weight	Age	Gender	Vet	Neutered	Declawed
						Y N	Y N
						Y N	Y N
						Y N	Y N
						Y N	Y N

Yes No

- _____ Will any waterbeds or water-filled furniture be on the Property?
- _____ Does anyone who will occupy the Property smoke cigarettes or cigars?
- _____ Will Applicant maintain renter's insurance?
- _____ Is Applicant or Applicant's spouse, even if separated, in military?
 If yes, is the military person serving under orders limiting the military person's stay to one year or less?
- _____ Has Applicant ever:
 - _____ been convicted of a crime?
 - _____ been evicted?
 - _____ been asked to move out by a landlord?
 - _____ breached a lease or rental agreement?
 - _____ filed for bankruptcy?
 - _____ lost property in a foreclosure?
 - _____ had any credit problems (including credit cards, student loans and medical bills), slow pays or delinquencies?
 - _____ Is any occupant a registered sex offender?
 - _____ Are there any criminal matters pending against any occupant?
 - _____ Is there additional information Applicant wants considered?

Additional comments: _____

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; and
- (3) Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

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 Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of \$25.00 to Timbers Realty Management, LLC for processing and reviewing this application.

Acknowledgement & Representation:

- (1) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign
- (2) Applicant represents that the statements in this application are true and complete.

Applicant's Signature

Date

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**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO RESIDENTIAL LEASE APPLICATION**

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

The landlord, broker or landlord's representative is:

Timbers Realty Management, LLC
ATTN: Amy VanDeLoo
5700 Granite Parkway
Suite 200
Plano, Texas 75024
214-679-5316
972-200-5602 Fax
amy@timbersrealty.com

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named entity;
- (2) to my current and former landlords to release any information about my rental history to the above-named entity;
- (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 entity;
- (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 entity;
- (5) to the above-named entity to obtain a copy of my consumer credit report from any consumer reporting agency and to obtain background information about me.

Signature

Date