

Rental Application for Residents and Occupants

All Residents/Occupants over 18 years of age must each submit a separate application, with the exception of spouses.

BASIC INFORMATION

Full Name _____
 Your street address: _____

 Driver's License # and state : _____
 OR Gov't Photo ID card #: _____
 Former last names (maiden and married) : _____
 Your Social Security #: _____
 Birthday: _____ Height: _____ Weight: _____
 Sex: _____ Eye Color: _____ Hair: _____
 Marital Status: single married divorced widowed separated
 Are you a US Citizen? Yes No Do you or any occupant smoke? Yes No
 Will you or any occupant have an animal? yes no
 Kind, weight, breed, age: _____

Current home address (where you live) _____ Apt # _____
 City/State/Zip: _____
 Home/Cell phone: (_____) _____ Current Rent: \$ _____
 Email Address: _____
 Name of apartment where you now live: _____
 Current owner or manager's name: _____
 Their phone: _____ Date moved in: _____
 Why are you leaving your current residence? _____

Previous home address (most recent) _____ Apt# _____
 City/State/Zip: _____
 Apartment name: _____
 Name of above owner or manager: _____
 Their Phone: _____ Previous Monthly Rent: \$ _____
 Date you moved in: _____ Date you moved out: _____

EMPLOYMENT

Employer - Company Name: _____
 Address: _____
 City/State/Zip: _____
 Work phone: (_____) _____
 Job Title: _____
 Gross MONTHLY income \$ _____
 Date you started this job: _____
 Supervisor's Name and Phone: _____

PRIOR Employer – Company Name: _____
 Address: _____
 City/State/Zip: _____
 Work phone: (_____) _____
 Job Title: _____
 Your Gross monthly income was over \$ _____
 Date started prior job: _____ Date ended prior job: _____
 Previous Supervisor's Name and Phone: _____

CREDIT HISTORY

Your bank's name, city, state: _____

 List major credit cards: _____
 Other non-work income you want considered. Please explain: _____

 Past Credit problems you want to explain (Use separate page)

RENTAL & CRIMINAL HISTORY

You must check if applicable. (You represent the answer is "no" to any item not checked) Have you, your spouse, or any occupant listed in this application ever:
 been evicted or asked to move out?
 moved out of the dwelling before the end of the lease term without the owner's consent?
 declared bankruptcy?
 been sued for rent? been sued for property damage?
 been detained, or arrested for a misdemeanor? If yes, please provide date and details below.
 been charged, detained or arrested for commission of a felony? If yes, please provide date and details below.

SPOUSE INFORMATION

Full name: _____
 Former last names (maiden and married): _____
 Spouse's Social Security #: _____
 Driver's License # and state : _____
 OR Gov't Photo ID card #: _____
 Birthday: _____ Height: _____ Weight: _____ Sex: Male Female
 Eye Color: _____ Hair: _____ Is spouse a US Citizen? Yes No
 Present employer: _____
 Address: _____
 City/State/Zip: _____
 Work Phone: (_____) _____ Cell phone: (_____) _____
 Position: _____
 Email address: _____
 Date began job: _____ Gross MONTHLY income \$ _____
 Supervisor's Name and Phone: _____

OTHER OCCUPANTS

Names of all persons who will occupy the unit without signing the lease. Continue on separate page if more than three.

Name: _____ Relationship: _____
 Sex: _____ DL or Gov't ID card # and state: _____
 Birthdate: _____ Social Security #: _____
 Name: _____ Relationship: _____
 Sex: _____ DL or Gov't ID card # and state: _____
 Birthdate: _____ Social Security #: _____
 Name: _____ Relationship: _____
 Sex: _____ DL or Gov't ID card # and state: _____
 Birthdate: _____ Social Security #: _____

VEHICLES

List all vehicle owned or operated by you, your spouse of any occupants (including cars, trucks, motorcycle, trailers, etc.) Continue on separate page if more than three.

Make, model and color: _____
 Year: _____ License Number: _____ State: _____
 Make, model and color: _____
 Year: _____ License Number: _____ State: _____
 Make, model and color: _____
 Year: _____ License Number: _____ State: _____

REFERRED BY

Were you referred? Yes No
 If yes, by whom? _____

 Did you find us on online? Yes No
 If yes, please explain (lakeside121.com, Google, Craigslist, Facebook, etc.)

 If you did not find us online or through a referral, please explain:

EMERGENCY

Emergency contact person over 18, who will not be living with you:

Name: _____
 Address: _____
 City/State/Zip: _____
 Work phone: (_____) _____ Home phone (_____) _____
 Cell phone: (_____) _____ Relationship: _____
 Email Address: _____
 If you die or are seriously ill, missing, or incarcerated according to an affidavit of [check one or more] the above person your spouse 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, store rooms, and common areas. If no box is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We are not legally obligated to do so.

AUTHORIZATION

I authorize Lakeside 121 to: (1) share the above information with owner's electric provider, and (2) verify, by all available means, the above, including reports from consumer reporting agencies before, during and after tenancy on matters relating to my lease, and income history and other information reported by employer(s) to any state employment security agency (e.g., Texas Workforce Commission). Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Applicant's Signature: _____ Date: _____
 Spouse's Signature : _____ Date: _____

ACKNOWLEDGEMENT OF RESIDENT QUALIFICATION GUIDELINES

In order to assist you with your decision on your new home, we are providing a list of guidelines used to qualify applicants for residency in our community. Nothing contained in these requirements shall constitute representation by Lakeside 121 that all residents and occupants currently residing in our community have met or currently meet these guidelines. Our policy is to require everyone aged 18 or over to be leaseholder and therefore, must be approved as a leaseholder. Subject to their compliance with applicable laws, qualification standards include, but are not limited to, the following criteria:

IDENTIFICATION. Applicant must present a valid government issued photo identification card for each person age 18 years and older that will be living in the apartment.

INCOME. An applicant must have a verifiable source of income in an amount between three and four times the rental rate, depending on number of persons in household and on credit history. Lakeside 121 reserves the right to deny an application if at its own discretion the proof of income verification is not satisfactory.

CREDIT HISTORY. Our credit reporting agency evaluates credit and rental history against indicators of future rent payment performance. An unsatisfactory or insufficient finding may result in the requirement of an additional deposit, guarantor or denial at Lakeside 121's discretion. Applicants are responsible for insuring their credit history is accurate.

CRIMINAL HISTORY. Our investigation includes criminal background screening. It is possible your application may be denied due to issues relating to criminal background screening, at Lakeside 121's discretion. We conduct background screening on leaseholders and occupants.

OCCUPANCY. The following occupancy standards apply based on two (2) persons per bedroom, plus one per apartment.

One Bedroom	Two Persons
Two Bedroom	Four Persons

PETS. Pet restrictions vary. It is possible that your application will not be accepted with your particular pet. See your leasing representative for more information.

RENTER'S INSURANCE REQUIREMENT. Our community requires all leaseholders to carry a minimum of \$100,000 Personal Liability insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of residence. In addition, we require that you add our community as an "Interested Party," "Party of Interest," or similar language.

FAIR HOUSING STATEMENT. Lakeside 121 is committed to compliance with all federal, state, and local fair housing laws. Lakeside 121 subscribes to a universal policy for the achievement of equal housing and no person will be discriminated against because of race, color, age, religion, national origin, sex, familial status, disability, sexual orientation, gender identity, marital status or any other applicable laws protecting specific classes. Lakeside 121 will discuss and respond to any reasonable accommodation request based upon disability related need.

RENTAL RATES AND LEASE TERMS. Rental rates at Lakeside 121 vary, and will be honored within the range quoted at the time of your application for two (2) business days. The rental rate quote is associated with the apartment's availability at the time of your quote, move-in date, and lease term requested. Any revisions or changes to the time of the quote, your move-in date, or lease term may require a revised quote which may result in a different monthly rental rate.

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant agrees to and acknowledges that all qualifying criteria referenced above will be considered in the screening process and that the screening process is not based on any one factor, but rather on a combination of the above factors with a subjective judgement rendered solely at the discretion of Lakeside 121. Applicant agrees that at the discretion of Lakeside 121, his/her application may be declined or subject to a conditional approval including, but not limited to: additional/increased months' rent and/or deposit, or personal guarantor.

Signature of Applicant

Date

Signature of Applicant

Date