

Brazos County Realty, LLC
www.CollegeStationHomes.com
13464 I and GN Rd., College Station, TX 77845

Application date:	
Application fee paid:	yes no
Application deposit paid:	yes no
Copy of DL	yes no

RESIDENTIAL LEASE APPLICATION FEE \$40.00

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Location of residence: _____

For Office Use Only	
Rent amount: \$ _____/month	Date Lease Begins: _____
Deposit: \$ _____	Date Lease Ends: _____
Pet Deposit: \$ _____	Number of Occupants: _____

ATTENTION: THIS IS NOT A CONTRACT! This is a lease application only! A deposit check should be provided as earnest money, but may be returned prior to an effective date on a signed contract after references have been checked.

1. Applicants full name:	Current Home Phone:	Driver's License #/State	Social Security #
	Cell Phone:		
Marital Status: Single _____ Married _____ DOB: _____ Email: _____			
Student: YES _____ / NO _____ School: _____ Department: _____ Expected Graduation date: _____			
<u>Motor Vehicle Identifications:</u>			
Year: _____	Make: _____	Model: _____	Color: _____ License plate #: _____
Year: _____	Make: _____	Model: _____	Color: _____ License plate #: _____
Other Sources of Income: _____			
PERSONAL REFERANCES: _____			phone # _____
PERSONAL REFERANCE: _____			phone # _____
PERSONAL REFERANCE: _____			phone # _____
MILITARY STATUS: NO _____ YES _____ If yes, Branch, Rank, Superior Officer's name & number _____			

Will a parent or guardian be making the monthly payment in <u>part</u> or <u>whole</u>? Yes__ or No__			
Guarantor has filled out an application: YES _____ / NO _____ Guarantor's name: _____			
Guarantors phone #: _____ Email: _____			
How did you hear about our property? _____			
If any information provided on this application is fraudulent or false, a minimum of 1/2 of the deposit and all application fees will be non refundable.			
			_____ Applicants initials

2. Current Street Address	City	State	Zip Code
Property Owner or Manager:	Phone:	Rent amount: \$	
Move-in Date at present address:	Reason for leaving present address: (Explain on back if more space is needed)		
3. Previous Address	City	State	Zip Code
Property Owner or Manager's name:	Phone:	Address:	
Move-in/ move out dates at previous address:	Reason for leaving previous address:		
4. Current Employer:	Work Address:	City/State/Zip Code	
Type of Work:	Time with Company:	Work Phone:	
Job title:	Monthly Pay:	Other sources of income:	
Supervisor's Name:		Supervisor' Phone number:	
5. Previous Employer:	Work Address:	City/State/Zip Code	
Type of Work:	Time with Company:	Work Phone:	
Supervisor's Name:		Supervisor's Phone #	
Spouse's full Name: _____		Social Security #	
Email address: _____			
Cell Phone: _____ DOB: _____		Driver's License # & state:	
7. Spouse's current employer:	Work Address:	City/State/Zip Code	
Type of Work:	Time with Company	Work Phone	
	Monthly Pay:		
Supervisor's Name	Email:	Supervisor's Phone #	

8. List all children or family who will be residing within the dwelling:			
Name:	Date of birth (MM/DD/YY)	Gender	Relationship
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NO PIT BULLS ALLOWED: This provision does not imply that pets are allowed. If a pet is obtained during the term of the lease, the landlord must be notified. If more than one pet, please use back.	Will there be a pet on premise? _____ If yes, how many? _____ Kind: _____ Color _____ Breed _____ Weight _____ Age _____ M / F Name _____ Indoor/outdoor? _____ House-trained? _____ Shots current? _____ Neutered/Spayed? _____ Ever bitten anyone? _____ Might bite? _____ Pet owner's name: _____		

Have you or ANYONE who will be residing with you EVER:

- | | |
|--|-------------------|
| | Check 1-19 |
| 1. Been convicted, plead guilty, served time, placed on deferred adjudication for any crime? | (Yes__ / No__) |
| 2. Been placed on probation or parole? | (Yes__ / No__) |
| 3. Been registered as a sex offender? | (Yes__ / No__) |
| 4. Been cited or arrested for Possession of Drug Paraphernalia or Possession of Marijuana? | (Yes__ / No__) |
| 5. Been involved in, or are you currently involved in any illegal activity or enterprise? | (Yes__ / No__) |
| 6. Been given an eviction notice? | (Yes__ / No__) |
| 7. Been given notice to vacate a residence that you were renting? | (Yes__ / No__) |
| 8. Been evicted or had a forcible entry detainer filed against you? | (Yes__ / No__) |
| 9. Been a petitioner in a case at bankruptcy court? | (Yes__ / No__) |
| 10. Had a warrant, or do you currently have a warrant for your arrest? | (Yes__ / No__) |
| 11. Been accused of or sued for damages to a rental property? | (Yes__ / No__) |
| 12. Moved to avoid eviction because of problems with a tenant or landlord? | (Yes__ / No__) |
| 13. Been denied your deposit back? | (Yes__ / No__) |
| 14. Been a party to a lawsuit? | (Yes__ / No__) |
| 15. Had a conflict with a landlord over non payment of rent? | (Yes__ / No__) |
| 16. Been invited to court because of a judgment against you? | (Yes__ / No__) |
| 17. Been denied a positive recommendation by your last landlord? | (Yes__ / No__) |
| 18. Broken a rental agreement? | (Yes__ / No__) |
| 19. Declared Bankruptcy? | (Yes__ / No__) |

PLEASE EXPLAIN ALL "YES" ANSWERS IN DETAIL ON BACK. FAILURE TO BE HONEST ON THE ABOVE QUESTIONNAIRE OR WITH ANY VERBAL STATEMENTS WILL BE GROUNDS FOR DENIAL.

Name of closest living relative: _____

Relation Address: _____

Phone Number: _____

Other person to contact in the event of emergency: _____

Permanent contact and Address: _____

Permanent Home Phone: _____

Referred by: _____ **Phone:** _____

Are you a United States Citizen? Yes__ No__ If not please submit non-citizen supplemental app., copy of I-20 passport.

When so approved and accepted, I agree to immediately execute a Rental Agreement and Deposit Agreement before possession is given. **IT IS ALSO AGREED AND UNDERSTOOD THAT THE EARNEST MONEY WILL BE FORFEITED AS LIQUIDATED DAMAGES IF, AFTER ACCEPTANCE OF THE RENTAL APPLICATION OR SIGNED CONTRACT, RESIDENT FAILS TO OCCUPY THE APARTMENT UNIT FOR ANY REASON. UTILITIES MUST BE TRANSFERRED INTO THE NAME OF THE NEW TENANT PRIOR TO OCCUPANCY.**

If this application is not approved and accepted by the owner or agent, the earnest money will be refunded. The Applicant hereby waives any claim for damages for reason of non-acceptance which the owner or his agent may reject without stating any reason for doing so.

ACKNOWLEDGEMENT BY PERSON(S) SIGNING: The undersigned person(s) represent that all the above statements are true and complete and hereby authorize verification of such information via consumer reports, criminal history reports and other means. Such authorization does not require owner to make verifications or investigations. Failure to answer any of the above inquiries shall entitle owner to reject this application. False information given above shall entitle owner to (1) reject this application, (2) retain the application fee(s) and deposit(s) as liquidated damages for owner’s time and expense of processing this application, and (3) terminate resident’s right of occupancy. False information may also constitute a serious criminal offense under the laws of this state. In any lawsuit relating to this application, application agreement or rights under statue or government regulations, the prevailing party is entitled to recover attorney’s fees and all other cost of litigation from the non-prevailing party. Owner reserves the right to regularly and routinely furnish information to consumer reporting agencies about performance of lease obligations by residents. Such information may be reported at any time and may include both favorable and unfavorable information regarding a resident’s compliance with the lease, rules and financial obligations.

_____	_____	_____	_____
Applicant’s Signature	Date:	Co-Applicant’s Signature	Date:
_____	_____	_____	_____
Applicant’s Printed Name	Date	Co-Applicant’s Printed Name	Date

CONSENT TO CREDIT CHECK

I/WE _____ the undersigned applicant (s) authorize the Landlord _____, or his/her/ employees to order and review. My/Our credit, rental, employment and/or criminal history and investigate the accuracy of the information contained in the application. I/WE further authorize all banks, employees, creditors, credit card companies, and any and all other persons to provide to the Landlord any and all information concerning my credit.

_____	_____	_____	_____
Signature	Date	Signature	Date

\$40.00 Non Refundable Lease Application Fee _____ Initials

Please use the back for additional explanations.