

Las Palmas Apartments Rental application for Residents and Occupants

Each co-resident and each occupant over 18 must submit a separate application

About you

Full name (exactly as it appears on driver license or gov.t ID card) _____
Former name (if applicable) _____ Gender _____
Birthdate _____ Social Security # _____ Driver license # _____ State _____
Government ID # _____ Home phone _____ Cell phone _____
Work phone _____ Email address _____
Marital status ___ single ___ married U.S. citizen? ___ Yes ___ no Do you or does any occupant smoke? ___ yes ___ no
Is there another co-applicant? ___ yes ___ no Co-applicant name _____ Email _____

Other occupants

Full name _____ Relationship _____ Birthdate _____
Social Security # _____ Driver license # _____ State _____
Full name _____ Relationship _____ Birthdate _____
Social Security # _____ Driver license # _____ State _____
Full name _____ Relationship _____ Birthdate _____
Social Security # _____ Driver license # _____ State _____
Full name _____ Relationship _____ Birthdate _____
Social Security # _____ Driver license # _____ State _____

Where you live

Current/Previous home address (where you live(d) most recently): _____
City _____ State _____ Zip _____ Beginning date of residency: _____ Monthly payment _____
Apartment name _____ Name of owner or manager _____
Phone _____ Reason for leaving _____

Your work

Current employer (most recent) _____ Address _____
City _____ State _____ Zip _____ Work phone _____ Beginning date of employment _____
Gross monthly income \$ _____ Position _____ Supervisor (name) _____
Phone _____

Additional income (income must be verified to be considered.)

Type _____ Source _____ Gross monthly amount \$ _____

Credit history

If applicable, please explain any credit problem: _____

Rental and Criminal History (Check only if applicable.)

Have you or any occupant listed in this Application ever: ___ been evicted or asked to move out ___ moved out of a dwelling before the end of the least term without the owner's consent? ___ declared bankruptcy? ___ been sued for rent? ___ been sued for property damage? ___ been convicted or received probation (other than deferred adjudication) for a felony, sex crime, or any crime against persons or property? Please indicate below the year, location, and type of each felony, sex crime, or any crime against persons or property for which you were convicted or received probation. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above. _____

How did you find us?

Online search(website address) _____ Referral (name) _____
Other _____

Emergency contact

Name _____ Relationship _____ Address _____
City _____ State _____ Zip _____ Home Phone _____ Cell Phone _____
Work Phone _____ 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, or _____ 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.

Your vehicles (if applicable)

List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc)

Make _____ Model _____ Color _____ Year _____ License # _____ State _____
Make _____ Model _____ Color _____ Year _____ License # _____ State _____

Your animals (if applicable)

You may not have any animal in your unit without management's prior authorization in writing. If we allow your requested animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges.

Kind _____ Weight _____ Breed _____ Age _____
Kind _____ Weight _____ Breed _____ Age _____

Application Agreement

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease. In order to continue with this Application, you'll need to review the Application Agreement carefully and acknowledge that you accept the terms.

1. **Apartment Lease information.** The Lease contemplated by the parties will be the current TAA Lease. Special information and conditions must be explicitly noted on the Lease.
2. **If you fail to sign Lease after approval.** You and all co-applicants must sign the Lease on the date agreed upon when the application is submitted or the date agreed upon when the deposit is submitted. If you or any co-applicant fails to sign as required your Application will be deemed withdrawn and we may keep the deposit as liquidated damages, and terminate all further obligations under this Agreement.
3. **If you withdraw before approval.** If 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 fees as liquidated damages and the parties will then have no further obligation to each other.
4. **Approval/non approval.** Notification may be in person or by mail or telephone unless you have requested that notification be my mail. You must not assume approval until you receive actual notice of approval.
5. **Refund after non-approval.** If you or any co-applicant is disapproved or deemed disapproved we'll refund all application deposits(money order) within 30 days of such disapproval. The money order submitted as the deposit will be returned to the applicant.
6. **Extension of deadlines.** If the deadline for approving or refunding under paragraph 4 or 5 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
7. **Keys or access devices.** We'll furnish keys and/or access devices only after : (1) all parties have signed the Lease and other rental documents referred to in the Lease; and (2) all applicable rents and security deposits have been paid in full.
8. **Application submission.** Submission of an application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease.
9. **Notice to or from co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicants is considered notice from all co-applicants.

Disclosures

1. **Application fee (non refundable).** You agree to pay to our representative the non-refundable application fee in the amount indicated on the Guest Card. Payment of the application fee does not guarantee that your application will be accepted. The application fee offsets the cost of screening an applicant for acceptance.
2. Your application will not be processed until we receive your completed application (and the completed application of all co-applicants, if applicable) and the fees.
3. **Completed application.** Your application will not be considered "complete" and will not be processed until we receive the following documentation and fees: A. Your completed application; B. Completed applications for each co-applicant (if applicable) ; C. Application fees for all applicants .

Authorization and acknowledgment

I authorize Las Palmas Apartments to obtain reports from any consumer or criminal record reporting agencies before, during, and after residency 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 criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this application. Authority to obtain work history information expires 365 days from the date of this Application. You agree the information provided may be used for business purposes.

Payment authorization

I authorize Las Palmas Apartments to collect payment of the application fee and deposit in the amounts specified on the guest card Non-sufficient funds and dishonored payments. If a check from an applicant is returned to us by a bank or other entity for any reason ,if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then: Applicant shall pay a charge of \$150.00 for each returned payment; and we reserve the right to refer the matter for criminal prosecution .

Acknowledgment

You declare that all your statements in this application are true and complete. **Applicant's submission of this application, including payment of any fees and deposits is being done only after applicant has fully investigated ,to its satisfaction, those facts which applicant deems material and necessary to the decision to apply for a rental unit.** You authorize us to verify your information through any means, including consumer-reporting agencies and other rental-housing owners. **You acknowledge that you had an opportunity to review our rental-selection criteria, which include reasons your application may be denied, such as criminal history, credit history, current income and rental history. You understand that if you do not meet our rental- selection criteria or if you fail to answer any question or give false information, we may reject the application, retain all application fees 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 the prevailing party may recover from the non-prevailing party all attorney's 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, the rules, and financial obligations. Fax or electronic 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 application and lease, as well as the 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 if agreed to in writing by all parties. You are entitled to a copy of the Lease after it is fully signed , you have received the keys and the completed Inventory Condition Form has been submitted.

This application and the Lease are binding documents when signed. Before submitting an application or signing a Lease, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties.

Applicant's signature

Date

For office use only

1. Apt.name or dwelling address (street city): _____ Unit or type: _____
2. Person accepting application: _____ Phone : _____
3. Date that the applicant or co-applicant was notified ___by telephone ___by letter ___by email or ___in person of
___acceptance or ___non acceptance: _____
4. Name of person or persons notified (at least 1 applicant must be notified): _____
5. Name of owner's representative who notified the applicant: _____

Additional comments: _____
