

### **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 govt. ID	card)
Former name (if applicable)	
	Social Security #
	State
	State (if applicable)
	Cell phone
Marital status ☐ single ☐ married U.S. citizen	Email address Email address Po you or does any occupant smoke? ☐ yes ☐ no
l am applying for the apartment located at	
Is there another co-applicant?   yes   no	
· · · · · · · · · · · · · · · · · · ·	Email
Co-applicant name	
Co-applicant name	
	Email
OTHER OCCUPANTS	
Full name	Relationship
	Social Security #
Driver license #	State
	State (if applicable)
Full name	Relationship
	Social Security #
Driver license #	•
	State (if applicable)
	Relationship
	Social Security #
Driver license #	•
	State (if applicable)
	Relationship
Birthdate	•
Driver license #	
Government ID #	State (if applicable)
Full name	Relationship
	Social Security #
	State
Government ID #	State (if applicable)
Full name	Relationship
	Social Security #
	State
	State (if applicable)
WHERE YOU LIVE	
Current home address (where you live now)	
· ·	StateZip
	Monthly payment \$
Apartment name	
Phone Reason for leaving _	
F:11 4 : 6 1 1 4	
Fill out if you have been at your current address for less th	
	Chake 7:a
	State Zip To Monthly payment \$
Apartment name	
rnone keason for leavir	ng
YOUR WORK	
Current employer	
Address	
	State Zip
	•
work phone Beginning date o	f employment

·	Position				
·	Supervisor Phone				
•	our current employer for less than five years.				
	6				
		Zip			
•		To			
Supervisor		Phone			
ADDITIONAL INCOME					
(Income must be verified to be	considered )				
•		Gross monthly amount \$			
Type	Source	Gross monthly amount \$			
CREDIT HISTORY					
If applicable, please explain any	y past credit problem:				
RENTAL AND CRIMINAL HISTORY					
Check only if applicable.					
Have you or any occupant listed i	• •				
been evicted or asked to move		_			
<ul><li>moved out of a dwelling before</li><li>declared bankruptcy?</li></ul>	re the end of the lease term without the owner's cons	ent?			
☐ been sued for rent?					
☐ been sued for property damag	ge?				
,	obation for a felony, sex crime, or any crime against p	ersons or property?			
Please indicate below the year, lo	ocation, and type of each felony, sex crime, or any cri	me against persons or property for which you were consion. You represent the answer is "no" to any item not			
victed or received probation. We checked above.	may need to discuss more facts before making a deci	sion. You represent the answer is "no" to any item not			
Checked above.					
_	<del></del>				
HOW DID YOU FIND US?					
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☐ Online search (website addres☐ Referral from a person or loc	ator? Name				
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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			
	Special Provisions			
•	special Flovisions			

#### **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. **Approval when Lease is signed in advance.** If you and all co-applicants have already signed the Lease 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, and then credit the application deposit of all applicants toward the required security deposit.
- 3. **Approval when Lease isn't yet signed.** If you and all co-applicants have not signed the Lease 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 when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
- 4. **If you fail to sign Lease after approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease 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-applicant fails to sign as required **your Application will be deemed withdrawn**, and we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
- 5. **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 deposits as liquidated damages, and the parties will then have no further obligation to each other.
- 6. **Approval/non-approval.** If we do not approve your Application within 7 days after the date we received a completed Application, your Application will be considered "disapproved." Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 7-day time period may be changed only by separate written agreement.
- 7. **Refund after non-approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- 8. **Extension of deadlines.** If the deadline for approving or refunding under paragraphs 6 or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
- 9. **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.
- 10. **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. Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding unit availability, unit characteristics, pricing or other questions, please call or visit our office.
- 11. **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 in paragraph 3. 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. Application deposit (may or may not be refundable). In addition to any application fees, you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. The application deposit is not a security deposit. The application deposit will be credited toward the required security deposit when the Lease has been

signed by all parties; OR, it will be refunded under paragraph 7 if the applicant is not approved; OR it will be retained by us as liquidated damages if you fail to sign or withdraw under paragraphs 4 and 5 of the Application Agreement.

- **3. Fees due.** Your Application will not be processed until we receive your completed Application (and the completed Application of all co-applicants, if applicable) and the following fees:
- 4. Completed Application. Your Application will not be considered "complete" and will not be processed until we receive the following documentation and fees:
  - A. Your fully filled out and signed Application and any documents required by our rental criteria, such as proof of income.
  - B. Fully filled out and signed Applications for each co-applicant (if applicable); C. Application fees for all applicants;
  - C. Application fees for all applican D. Application deposit.

#### **Authorization and Acknowledgment**

lauthorize Vista Point Apartments

(name of owner/agent) 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**

lauthorize Vista Point Apartments

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

**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:

- 1. Applicant shall pay a charge of \$\_\_\_\_\_ 25.00\_\_\_ for each returned payment; and
- 2. 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. Giving false information is a **Class B Misdemeanor**, punishable by up to 6 months in county jail and a \$2000 fine. **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. 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 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 if agreed to in writing by all parties. You are entitled to a copy of the Lease after it is fully signed.

Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding availability, unit characteristics or other questions, please call or visit our office.

**Foreign Leasing Restriction (SB 17; Texas Property Code § 5.253):** By submitting this application, you represent that you are not prohibited from leasing real property in Texas pursuant to Section 5.253 of the Texas Property Code. (*This restriction applies only to certain persons from China, North Korea, Iran, and Russia, and is subject to change under applicable law.*)

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.

1. 2.	Apt. name or dwelling address (street, city):  Person accepting application:  Person processing application:  Date that the applicant or co-applicant was notified □ by telephone, □ by letter, □ by email, or □ in person or □ acceptance or (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone, five days after notification of acceptance in person or by telephone.	Unit # or type:
	Name of person or persons notified (if there are more than one applicant, at least one of them must be notified):	
	ditional comments:	

# Vista Pointe Apartments

## **Leasing Information:**

- \* 3 times the rental rate
- \*BI-Weekly Pay: 3 Most Current Pay Stubs
- \*Weekly Pay: 6 Most Current Pay Stubs
- \*ID/SS Card
- \*Money Orders
- \*Lease Terms: 6 to 12 Month Leases Only!
- \*App Fee: \$50 Per Adult and couples \$65 / Admin: \$75
- \*Deposit: 1x1-\$250 & Up
  - 2x1-1/2-\$350 & Up
- \*Pet Deposit: \$400 Without \$150 Non-Refundable with a \$25 monthly