

# RESIDENT QUALIFYING CRITERIA FOR LUX APARTMENTS

Lux Apartments-2516 Louise St, Denton, Texas.

**2020 Rent: \$925 per 2 Bedroom/1 Bath Apartment for 2 Residents (\$456.50 ea) plus \$300 deposit (\$150 ea)**

Thank you for your interest in leasing a dwelling from us.

To help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate rental application must be fully completed, dated, and signed by each applicant and all co-applicants.
  2. Each rental application will be reviewed after you submit it.
  3. Each applicant must provide government-issued photo I. D. and allow it to be photocopied.
  4. If you are a first-time renter or do not have sufficient income under paragraph 6 below, you may still qualify if you provide a guarantor who meets our qualifications and agrees to be responsible for your lease obligations. To qualify as a guarantor, the individual must have a gross monthly income of at least three (3) times the monthly rent you will pay and must meet all other qualifying criteria. Each guarantor must complete and sign our lease guaranty agreement. Guarantors may be held responsible for all your lease obligations, including the entire rent and other costs, such as damages, even if you have roommates.
  5. If your family will be occupying the dwelling, the family size must comply with our occupancy policy, which we will provide you a copy of.
  6. Your employment and monthly income must be verifiable to our satisfaction.
  7. Total monthly income of all applicants must be three (3) times total monthly rent to be paid to occupy the dwelling. (If it is not, one or more guarantors may be necessary.)
  8. A rental application may be denied for the following reasons:
    - Failure to provide accurate or complete information on an application form;
    - Submission of an incomplete application;
    - Insufficient current income (total of all applicants);
    - Convictions for crimes committed by any applicant or occupant (including family members) who plan to live in unit for: (a) drug manufacturing or distribution; (b) crimes which made an applicant subject to a lifetime registration requirement under a state sex offender registration program; (c) any criminal conduct that indicates a demonstrable risk to resident safety and/or property, including murder, rape, sexual assault, molestation, assault, battery, arson, terrorism, burglary and theft; To the extent it does not endanger persons or property of others in our community, we will consider the nature, severity and recency of criminal conduct found in your criminal history, and we will take into consideration what you have done since your conviction(s)
  9. We do not discriminate based on race, color, religion, sex, national origin, disability or familial status, or because of one's presence in any other protected class.
- Poor credit history, in our discretion, of any applicant
  - Poor rental history, in our discretion, of any applicant resulting from such things as: (a) Non-payment or frequent late payment of rent ; (b) Eviction; (c) Alcohol or Drug abuse harming persons, or damaging the rental property or the property of others'; (d) Poor house keeping; (e) damaging the rental property, the property of others, or interfering with business operations; (f) Actions by applicant or applicant's family members harming persons, or damaging the rental property or the property of others; (g) Unruly or destructive behavior by applicant, applicant's family members or applicant's guests; (h) Violence to persons or property by applicant, applicant's family members or applicant's guests

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE FOREGOING RESIDENT SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE SELECTION CRITERIA, OR IF I PROVIDE INNACCURATE OR INCOMPLETE INFORMATION, THE HOUSING PROVIDER MAY REJECT MY APPLICATION, AND MY APPLICATION FEE WILL NOT BE REFUNDED.

Print Applicant's Name

Date

Applicant's Signature

# RENTAL APPLICATION FOR RESIDENTS AND OCCUPANTS for the LUX Apartments ~2516 Louise Street ~ Denton, Texas 76201

Lease Term is for one (1) year. Each co-resident and occupant over 18 years must submit a separate application unless they are married. No Smoking Complex. No facilities for dogs. Do you prefer an  upstairs apartment or a  downstairs apartment. Note: Apartments assigned on preference, if available at the time your lease is signed and deposit has been paid.

<b>Anticipated Move-In Date:</b> _____	<b>Are you a student?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Student ID#:</b> _____ <i>(if applicable)</i>
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Please complete all applicable fields. Attach copies of your driver's license and social security card, passport, student visa or other government I.D.

**ABOUT YOU** (Full name exactly as on driver's license, government ID Card or Passport) List former maiden and married names if applicable.

Your Name:	Social Security #:	- -	Date of Birth:	/ /	
Former Names:	Driver's License #:		Driver's State:		
Email Address:	Cell Phone #:	( ) -	Work Phone #:	( ) -	
Marital Status: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Separated	Do you have a pet? <input type="checkbox"/> Yes <input type="checkbox"/> No		Type of Pet:		
Current Address:	Are you renting? <input type="checkbox"/> Yes <input type="checkbox"/> No		Landlord Phone #	( ) -	
Sex:	Eye Color:	Height:	Weight:	US Citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No	Hair Color:

List information on your Vehicle as it appears on the vehicle's registration to receive a free Parking Pass: (*example below*) and use 2<sup>nd</sup> Line for Spouse's Vehicle, if applicable.

Year:	2016	Make:	Volkswagen	Model:	Passat	Color:	Sable	License #:	BQV1344	State:	TX

Your Current Employer:	Phone #:	( ) -	Gross Monthly Income:	
Address:	City:		Zip Code:	
Email Address:	Work Phone #:		Date Started:	

Your Prior Employer:	Phone #:	( ) -	Gross Monthly Income:	
Address:	City:		Zip Code:	
Email Address:	Work Phone #:		Date Started:	

Contract Labor:	Phone #:	( ) -	Gross Monthly Income:	
Address:	City:		Zip Code:	
Email Address:	Work Phone #:		Date Started:	

★ Note: If Applicant is self-employed, or has other income they want us to consider, we will require one or more previous year's tax return attested by a CPA, or other tax professional

Previous Landlord:	Phone #:	( ) -	Monthly Rent:	
Landlord's Address:	City:		Zip Code:	

**FOR OFFICE USE ONLY:**

Date Application Received: ____/____/20____	Date Applicant wants to move in: ____/____/20____ Upstairs <input type="checkbox"/> Downstairs <input type="checkbox"/>
Date Lease Created & Sent to Applicant: ____/____/20____	Date Lease Signed by Applicant & Returned: ____/____/20____ Copied to PC: <input type="checkbox"/>
Date <i>erentpayment.com</i> email Sent to Applicant: ____/____/20____	Date Applicant made Deposit: ____/____/20____ Deposit Amount: \$_____
Date Applicant "Move-Out" form Received: ____/____/20____	Date Applicant made 1 <sup>st</sup> Month's Rent Payment ____/____/20____ of \$_____

**RENTAL & CRIMINAL HISTORY** Have you, your spouse, or any occupant listed in this application ever:

- Yes  No Been evicted or asked to move out?  Yes  No moved out of a rental before the end of the lease without owner's consent?
- Yes  No Declared Bankruptcy or are currently in Bankruptcy?  Yes  No Been sued for non-payment of rent or damage to the dwelling?
- Yes  No Been convicted or received probation for a felony?  Yes  No Been convicted or received probation for a sex crime?

Indicate the year, location and type of felony or sex crimes for which you were convicted or received or probation. We may need to discuss more facts before making a decision:


*(Attach a separate sheet if more space is required)*

**YOUR CREDIT HISTORY** *(If applicable)* Add additional financial institution information on the last page of this document.

Bank's Name:		City/State/Zip:	
Credit Cards:	<input type="checkbox"/> Visa <input type="checkbox"/> MasterCard <input type="checkbox"/> Discover <input type="checkbox"/> American Express <input type="checkbox"/> _____	Bank Phone #:	( ) -
Credit Issues:			

*(If applicable)* Add additional information on the last page of this document.

**YOUR SPOUSE** *(If applicable)* Full name exactly as on driver's license, government ID Card or Passport) List former maiden and married names if applicable.

Your Name:		Social Security #:	- -	Date of Birth:	/ /
Former Names:		Driver's License #:		Driver's State:	
Email Address:		Cell Phone #:	( ) -	Work Phone #:	( ) -
Sex:		Eye Color:		Height:	
		Weight:		US Citizen?	<input type="checkbox"/> Yes <input type="checkbox"/> No
				Hair Color:	

**Applicant &/or Co-Applicant must make a minimum of three times the rent per month to apply.**

*If Applicable:*

Guarantor's Name:		Relationship to Applicant:	Cell Phone #:
		<input type="checkbox"/> Parent <input type="checkbox"/> Sibling <input type="checkbox"/> Relative <input type="checkbox"/> Other	( ) -

If someone other than the Applicant is going to responsible for all fees listed herein, list their name here and have them fill out an Application for Guarantor:

If you are seriously ill or injured, who may we notify? (We are not responsible for providing medical information to doctors or emergency personnel.)

Emergency Contact:		Cell Phone #:	( ) -	Work Phone #:	
Email Address:		Relationship:		Zip Code:	

**List all other persons who will occupy the Apartment:**

Name #1:	
Name #2:	

List Pets who will occupy the Apartment if approved. Submit current vaccination & worming record for Rabies and other standard breed vaccinations if approved.

Breed:	Cat	Name:		Color:		Neutered:		Declawed:		Current on Vaccinations:	
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Authorization: Applicant represents that the statements in this application are true and complete. Applicant authorizes the property owner or manager, 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 for the next 365 days. In the event that I die or am seriously ill, missing or incarcerated according to an affidavit that is signed by myself, my parents, executor or spouse, you are hereby authorized to enter my dwelling to remove all contents as well as my property in the mailbox and turn it over to my designated representative named in the affidavit.

Date:		Printed Name:		Applicant's Signature:	
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**RENTAL APPLICATION & CONTEMPLATED LEASE INFORMATION SUMMARY**

COMPLETE AND DROP APPLICATION IN MAIL SLOT AT BACK OF COMPLEX ON MAINTENANCE BUILDING or EMAIL

Property "Owner" & Landlord:	Property Information:	Owner Contact Information:	Electricity Paid by Tenant at:	Verizon FiOS Paid by Tenant:
Stallings Properties P. O. Box 494, Aubrey, TX 76227 (940) 368-3736	The LUX Apartments 2516 Louise Street Denton, TX 76201	Ronny or Michelle Stallings michellestallings.texas@gmail.com Michelle: (940) 368-3736 for text/talk Ronny: (940) 367-9952 for Emergencies	Denton Municipal Utilities 601 E. Hickory St., Suite F Denton, TX 76205-4305 (940) 349-8700 www.cityofdenton.com	Internet is provided by: Verizon FiOS for internet, TV &/or phone. Call 1-800-837-4966 or go to Verizon.com and click "Residential"

**1. The Lease Term is for one (1) year.** Applicant must all submit separate applications and be 18 years of age or older to sign a lease.

**2. Tenant Selection Plan (TSP).** Applicant must have credit score over 600 or net income of at least three (3) times the monthly rent or have a guarantor that meets these requirements and be responsible for paying their rent. If they default, Applicants will be rejected if they have declared bankruptcy; been sued for rent or property damage; been convicted of a felony or sex crime or are a listed Sex Offender. Applicants with negative rental history such as failure to pay rent timely, evictions, moving prior to the expiration of the lease without owner consent or damages exceeding \$300 will not be accepted. We follow applicable Texas and Federal Fair Housing Laws.

**3. Subletting an Apartment** without the potential resident being approved through the Application process will not be accepted.

**4. A \$35.00 Non-Refundable Application Fee is due with this application** for credit history, criminal and background checks

**5. Approval, Signing, Lease-Deposit and the 1<sup>st</sup> Month's Rent** Applicant receives a Texas Apartment Association (TAA) Lease via email in 3 work days if their Application is approved. You must "electronically" sign the TAA lease. If you have a roommate that is not a sibling and you have a guarantor, only you need to sign. If you have a non-related roommate, they receive their own agreement.

**6. Paying with rentpayment.com.** When we receive your signed lease, you get an email to set up a payment account with rentpayment.com to pay your deposit and monthly rent. Once you give them your bank account number and routing transfer number (RTN) they send a .03¢ deposit to your account so watch for it! Let them know the pennies were received then log in, pay your security deposit (click deposit) and 1<sup>st</sup> month's rent (click rent).

**7. Property Condition:** Applicant is encouraged to view the Property prior to submitting any application but we guarantee the apartment will be as represented and every apartment is identical except for bathroom tile. Every tenant reviews and fills out a condition form on move-in, noting any issues they feel are relevant

**8. The Security Deposit** will be refunded if the apartment is returned to its original rented condition and there are no damages

**9. Residents must pay for their own electricity use.** The Landlord pays for water, wastewater and trash pickup. One individual in each apartment must set up an account with Denton Municipal Electric to pay their monthly bill.

**10. Rent is due on the 1st day of each month.** The primary Resident is responsible for ensuring the total rent due is paid on time. All payments to the Landlord must be made from www.rentpayment.com accounts created by the Residents. The Landlord will forward instructions on how to sign up for this secure online payment system. No hidden monthly, activation or set-up fees, only a flat \$5 fee per transaction.

**11. A Late Charge of \$50 plus \$10 per day** is assessed if rent is not paid on or before the default date which is the 1<sup>st</sup> day of each month. We recommend setting auto pay on the 28<sup>th</sup> of the month to avoid a late fee, especially in February! Eviction procedures may be initiated if the account is not brought current within seven (7) days from the default date or if payments are repeatedly late.

**12. A Non-Sufficient Fund (NSF) check charge** of \$50 plus \$10 per day will be due for any check returned for non-sufficient funds or cancellation of a payment.

**13. A Reletting charge** of one month's rent is owed if you move out before the end of your lease term and have not previously made arrangements with the landlord to sub-lease the apartment for the balance of your term.

**14. Pets. Resident must receive written approval** from the Landlord prior to bringing a pet on the premises. An Animal Violation Fee of \$100 plus \$10 per day will be immediately due and payable on unapproved pets. No dogs allowed as there are no facilities for them to relieve themselves. Maximum of 2 cats per apartment that have all their shots and are free of fleas and ticks. Pet Deposit is \$50 for a Cat with no monthly rent.

**15. Moving-In Electric.** A \$50 utility connection fee and \$10 per day late fee will be assessed if the resident fails to have the electrical meter changed over into their name by the listed Move-In date on the Lease.


**16. Keys or Access Devices.** A re-key and/or additional locking device charge of \$100 is due if you have the apartment door re-keyed or put any device on the door which would prohibit the landlord from entering the premises.

**17. Parking Passes** are provided free to Residents. Space is limited so availability is on a first-come-first-served basis. A towing service removes all vehicles that do not have our parking pass affixed to the windshield. \$135 + Fee!!

**18. Repairs.** Residents must immediately report running toilets, water leaks, dampness, mold and damages to the Landlord by text or email. Residents are responsible for damage they create. Repairs they caused or that are not considered repairs.

**19. Moving-Out.** A 45 day written notice is required prior to the ending date of this contract regarding Resident's intent to vacate the premises or renew their lease.

**20. Acknowledgement Representation.** Landlord's signature is consent only to the above application agreement. It does not bind us to accept the applicant or to sign the proposed Lease Contract which may be previewed at our website: www.stallings-properties.com along with our Community Rules and policies posted on the website at www.stallings-properties.com under "information" tab. The 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.



Michelle A. Stallings

**Stallings Properties**

Supplemental Questions:	Yes/No
Have you ever been evicted from a rental property?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you ever breached a Lease or Rental Agreement?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you ever been asked to vacate and move out by the Landlord?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you filed for Bankruptcy or had credit problems or delinquencies?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you lost property in a Foreclosure?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you any outstanding debts, student loans, car payments etc.,	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Have you any criminal matters pending against you at this time?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No

Supplemental Questions:	Yes/No
Are you or your spouse a member of the military?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Will any pets be kept on the property?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Are you a registered sex offender?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Will any water beds or water-filled furniture be inside the apartment?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Will you maintain a Renter's Insurance Policy to cover your belongings?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Will you consent to a credit check?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No
Will you consent to a criminal history check?	<input type="checkbox"/> Yes/ <input type="checkbox"/> No

Date:	Printed Name:	Applicant's Signature:
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