



STALLINGS PROPERTIES – RENTAL APPLICATION FOR RESIDENTS & OCCUPANTS

P. O. Box 494, Aubrey, TX 76227 – (940) 368-3736 – www.stallings-properties.com – michellestallings.texas@gmail.com

| Applicant's Information | Spouse's Information |
|---|----------------------|
| Name (exactly as on driver's license or Gov't ID card) _____ | |
| Former Last Names (maiden and married) _____ Driver's License Number/State _____ | |
| Social Security Number _____ Cell Phone # _____ | |
| Birthdate _____ <input type="checkbox"/> Yes <input type="checkbox"/> No U.S. Citizen <input type="checkbox"/> Male <input type="checkbox"/> Female Gender <input type="checkbox"/> Yes <input type="checkbox"/> No Married | |
| E-Mail address _____ | |
| Spouse's Employment Information | |
| Current Employer's Name _____ Phone # _____ | |
| Address _____ Suite # _____ | |
| City _____ State _____ Zip Code _____ | |
| E-Mail address _____ | |
| Supervisor's Name _____ Supervisor's Phone # _____ | |
| \$ Monthly Income _____ Date you started _____ Current Position _____ | |
| Credit Information for Applicant (and Spouse) | |
| Explain past credit problems and list additional banks under "Other Information". | |
| Bank #1: Name _____ Phone # _____ | |
| City _____ State _____ Zip Code _____ | |
| Bank #2: Name _____ Phone # _____ | |
| City _____ State _____ Zip Code _____ | |
| <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa <input type="checkbox"/> American Express <input type="checkbox"/> Other: _____ | |
| Applicant's Credit Cards | |
| <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa <input type="checkbox"/> American Express <input type="checkbox"/> Other: _____ | |
| Spouse's Credit Cards | |
| List other "non-work" income you want considered. Please explain: _____ _____ _____ | |
| Current Employer's Name _____ Phone # _____ | |
| Address _____ Suite # _____ | |
| City _____ State _____ Zip Code _____ | |
| E-Mail address _____ | |
| Supervisor's Name _____ Supervisor's Phone # _____ | |
| \$ Monthly Income _____ Date you started _____ Current Position _____ | |
| Prior Employer's Name _____ Phone # _____ | |
| City _____ State _____ Zip Code _____ | |
| Employed from _____ to _____ Gross Monthly Income: \$ _____ | |

Each resident and co-resident (spouse) and each occupant over 18 must submit a separate application. Spouses may submit a joint application.

COMPLETE AND MAIL THIS FORM WITH A MONEY ORDER OR CERTIFIED CHECK FOR THE \$35 APPLICATION FEE OR PLACE IN DROP BOX ONSITE AT REAR OF COMPLEX.

NOTE: If you will have a Guarantor, do not send the application fee as your Guarantor must fill out a Lease Guaranty and forward the \$35 Application Fee. You will only forward a \$15 fee for a criminal check.

SUPPLEMENTAL QUESTIONS & REQUIRED INFORMATION Date you want to move in: _____

| | |
|---|---|
| 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 |
| Does anyone who will occupy the property smoke? | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |
| Would you prefer a ground floor or 2nd floor apartment? | |

| | |
|--|---|
| Are you or your spouse a member of the military? | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |
| Will any pets under 25 lbs 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 waterbeds 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 |
| Are you or your spouse in the military? If the answer to this is yes: | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |
| Is the military person under orders limiting their stay to 1 yr or less? | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |

Vehicles and Parking Pass. List All Vehicles owned by you or your spouse to receive a free Parking Pass: (example below on first line)

| | | | | | | | | | | | |
|--------------|------|--------------|------------|---------------|--------|---------------|-------|-------------------|----------|---------------|----|
| Year: | 2016 | Make: | Volkswagen | Model: | Passat | Color: | Sable | License #: | BQV 1344 | State: | TX |
| Year: | | Make: | | Model: | | Color: | | License #: | | State: | |
| Year: | | Make: | | Model: | | Color: | | License #: | | State: | |

If you are seriously ill, injured or missing, who is your legally designated representative that may we notify? (We are not responsible for providing medical information to anyone.)

| | | | | | |
|-------------------------------------|--|----------------------|--|----------------------|--|
| Designated Representative 1: | | Cell Phone #: | | Work Phone #: | |
| Email Address: | | Relationship: | | Zip Code: | |

| | | | | | |
|----------------------------------|--|----------------------|--|----------------------|--|
| Emergency Contact Name 2: | | Cell Phone #: | | Work Phone #: | |
| Email Address: | | Relationship: | | Zip Code: | |

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

| Breed or Type of Animal: | Name | Sex: | Weight: | Color: | Age: | Neutered: | Cat Declawed: | Vaccinations Current: |
|--------------------------|------|---|---------|--------|------|---|---|---|
| | | <input type="checkbox"/> Male <input type="checkbox"/> Female | lbs | | | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |
| | | <input type="checkbox"/> Male <input type="checkbox"/> Female | lbs | | | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |

No dogs over 25 lbs. No puppies under 1 year of age. No aggressive breeds. No dogs that bark and disturb other tenants.

List all other persons who will occupy the Apartment:


| | Age | Are they Students? | Are they currently employed? |
|--|-----|---|---|
| | | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |
| | | <input type="checkbox"/> Yes/ <input type="checkbox"/> No | <input type="checkbox"/> Yes/ <input type="checkbox"/> No |

Acknowledgement, Representation and Authorization: As the undersigning Applicant, I authorize the Landlord or Landlord's agent manager, at any time before or during the term of this lease 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. I have had the opportunity to review the tenant selection criteria outlined in the *Tenant Selection Plan* on page three of this application and understand that all apartment rules are listed in the Resident's Handbook at www.stallings-properties.com website on the information page. In the event that I am in default of the lease for any reason because I am deceased, incarcerated or missing, 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 legally designated representative named herein or otherwise dispose of said personal effects if they have been abandoned and payment for my rent has not been sent within fifteen (15) days following a default on the terms of my lease. As the undersigning Applicant, I represent that the statements and information I listed in this application are true and complete. I understand that providing inaccurate, false, misleading or incomplete information is grounds for rejection of my application and may be grounds to declare Applicant in breach of any lease the Applicant may sign and forfeiture of all fees and deposits.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

A Non-Refundable Deposit of \$35.00 to be submitted with this application for credit & criminal history..

| | | | | | |
|--------------|--|----------------------|--|---|--|
| Date: | | Printed Name: | | Applicant's Signature:  | |
|--------------|--|----------------------|--|---|--|

MAIL TO OUR P.O. BOX OR PLACE IN THE DROP BOX LOCATED IN THE MAINTENANCE OFFICE AT THE REAR OF THE BUILDING

STALLINGS PROPERTIES RENTAL APPLICATION & CONTEMPLATED LEASE INFORMATION SUMMARY

READ ALL INFORMATION CAREFULLY

| Mail Application & Fee to: | Property Location: | Owner Contact Information: | Electricity Paid by Tenant at: | Internet 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 and Michelle Stallings michellestallings.texas@gmail.com Michelle: (940) 368-3736 for text/talk Web Site: www.stallings-properties.com | Denton Municipal Utilities 601 E. Hickory St., Suite F Denton, TX 76205-4305 (940) 349-8700 www.cityofdenton.com | The complex is wired for Frontier (formerly Verizon FiOS) internet, cable & phone. Call 1-800-921-8101 or go to Frontier.com for service. |

| | | |
|--|---|---|
| <p>1. The Lease Term is for one (1) year. Applicant and all occupants must each submit separate applications and be 18 years of age or older to sign a lease.</p> <p>2. Tenant Selection Plan (TSP). Prior to leasing an apartment we rely on standard lease screening criteria. Applicants must show proof their net income is at least three (3) times the proposed monthly rent and a credit score over 600 or have a guarantor that meets these requirements and will be responsible for paying their rent. Applicants may be rejected if they have declared bankruptcy; been sued for rent or property damage; been convicted of a felony or sex crime resolved by conviction, probation, or deferred adjudication or are a convicted Sex Offender. Prior rental history is reviewed and no negative history will be accepted. Negative history is determined by: Failure to pay rent timely, evictions filed, moving prior to the expiration of the lease without owner consent, damages that exceed \$1,000 or repeated disturbances reported by other tenants. We follow applicable Texas & Federal Fair Housing laws and do not engage in illegal discrimination.</p> <p>3. Subletting an Apartment is not allowed without the potential resident going through the Application process, paying an Application Fee and being approved.</p> <p>4. A \$35.00 Non-Refundable Application Fee is due with this application and covers administration costs, fees for any background, credit history and criminal records for an applicant &/or guarantor listed on forms.</p> <p>5. Completed Application. The <i>Lease Application</i> will not be considered "completed" or be processed until everyone listed on the Application has fully filled out, signed and returned all applications and paid their Application Fees. Co-Signers must complete the "<i>Lease Contract Guaranty</i>" and all information must be verified.</p> <p>6. Application Approval. Signing Lease. The Applicant will receive a <i>Texas Apartment Association Lease Contract</i> in 7 days if their Application is approved. The Application will be considered "disapproved" if we fail to notify you in 7 days. The lease "contract" must be signed by all parties listed in the <i>Residential Apartment Lease Application</i> and returned to the Landlord with the first month's rent (or pro-rated rent) and security deposit within 3 days following the applicant's receipt of the contract.</p> | <p>7. Property Condition: Applicant is strongly encouraged to view the Property prior to submitting any application.</p> <p>8. A Security Deposit of \$400.00 (may be refundable) is due upon application approval after the Lease has been signed by all parties. The deposit will be refunded if the apartment is cleaned properly to specifications provided with the lease, all rent and other fees are current and no damages or repair costs are due and payable.</p> <p>9. Unfurnished 2 Bedroom/1 Bath Units: Monthly rent is \$895.00 (\$447.50 each for 2 occupants); Monthly rent is \$1,200.00 (\$400.00 each for 3 occupants) with an additional \$200 deposit for the 3rd resident/occupant.</p> <p>10. Residents must pay for their own electricity use. The Landlord pays for water, wastewater and trash pickup.</p> <p>11. 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.erepayment.com accounts created by the Residents. The Landlord will forward instructions on how to sign up for this secure online payment system. There are no hidden monthly, activation or set-up fees, only a flat \$3 fee per transaction fee.</p> <p>12. 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 3rd day of each month. Eviction procedures may be initiated if the account is not brought current within five (5) days from the default date or if payments are repeatedly late.</p> <p>13. A Non-Sufficient Fund (NSF) check charge of \$50 plus \$10 per day will be due for any check returned because of non-sufficient funds.</p> <p>14. A Reletting charge of one month's rent is owed if you move out before the end of your lease term.</p> <p>15. 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. Pet Deposits of \$250 for a Cat and \$500 for a Dog plus an additional \$10 per month per pet must be paid with the first month's rent.</p> | <p>16. Moving-In. Charges for rent begin on the move-in date listed on the Lease Contract, regardless of whether the resident has moved in on that date. 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.</p> <p>17. Keys or Access Devices are furnished after all parties have signed the Lease Contract (and any addendums); and all applicable rents and security deposits have been paid in full. A re-key charge of \$65 is due if you have the apartment door re-keyed.</p> <p>18. 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. Visitors must park on the street.</p> <p>19. Repairs. Residents must immediately report damage to the apartment, dampness, leaks or mold to the Landlord by text or email. Residents pay the first \$75 of all repairs they caused or that are not considered repairs.</p> <p>20. 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. An "intent to move" form and request for return of your deposit form must also be filled out.</p> <p>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. 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.</p> <p>Stallings Properties Ronny & Michelle Stallings P. O. Box 494, Aubrey, TX 76227 (940) 368-3736</p> |
|--|---|---|

MAIL TO OUR P.O. BOX OR PLACE IN THE DROP BOX LOCATED IN THE MAINTENANCE OFFICE AT THE REAR OF THE BUILDING

| | |
|---|--|
| FOR OFFICE USE ONLY: Person accepting Application: _____ | Person Processing Application: <u>Michelle Stallings</u> |
| Date <input type="checkbox"/> Applicant or <input type="checkbox"/> Co-Applicant notified by <input type="checkbox"/> Phone <input type="checkbox"/> Email <input type="checkbox"/> Text of: <input type="checkbox"/> Acceptance <input type="checkbox"/> Rejection | Date Applicant or Co-Applicant Notified: ____/____/20__ |
| Company performing Credit and Criminal History: _____ | Date Credit/Criminal Check Sent on: ____/____/20__ |

STALLINGS PROPERTIES

AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT OR GUARANTOR

CHECK ONE OF THE FOLLOWING BOXES AND COMPLETE THE REST OF THE FORM

- A. If your monthly gross income is over three (3) times the monthly rent and you have a good credit score, check this box. You do not need a *Guarantor* and can fill in your name here as "Applicant".

I, _____ (**Applicant**), have submitted an application to lease a property located at The LUX Apartments, 2516 Louise St., Denton, TX 76201, **OR**

- B. If your monthly gross income is NOT over three (3) times the monthly rent or you do NOT have a good credit score (700 or better), check this box. Your parent, relative or other individual acting as your "Guarantor" must fill out a "Co-Signor Application" called a "Lease Contact Guaranty" that must be submitted with your Residential Lease Application form. Your *Guarantor* and can fill in their name here as "Guarantor".

I, _____ (**Guarantor**), have submitted an application to lease a property located at The LUX Apartments, 2516 Louise St., Denton, TX 76201

The landlord, broker, or landlord's representative is:

Ronny & Michelle Stallings
Stallings Properties
P. O. Box 494,
Aubrey, TX 76227

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Printed Name



Signature

Date