



Rental Application for Residents and Occupants

Each co-applicant and each occupant over 18 years old must submit a separate application. Spouses may submit a single application

Date when filled out: _____

<p>ABOUT YOU Full Name (exactly as on driver's license or govt. ID card) _____</p> <p>_____</p> <p>Your street address shown on your driver's license or govt. ID card: _____</p> <p>_____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married) _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Kind, weight, breed, age: _____</p> <hr/> <p>Current home address (where you now live) _____</p> <p>_____</p> <p>City/State/Zip _____</p> <p>Phone: (_____) _____ Current monthly rent: \$ _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p> <p>_____</p> <hr/> <p>Your previous home address: _____</p> <p>_____</p> <p>City/State/Zip _____</p> <p>Phone: (_____) _____ Current monthly rent: \$ _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager's name: _____</p> <p>Their phone: _____ Previous monthly rent: _____</p> <p>Date moved in: _____ Date moved out: _____</p>	<p>YOUR SPOUSE Full name: _____</p> <p>Former last names (maiden and married) _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Date began job: _____ Gross monthly income is over: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy unit without signing the lease. Continue on separate page if more than three.</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID care #: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <hr/> <p>YOUR VEHICLES List all vehicles to be parked by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.) Continue on separate page if more than two.</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p> <p>Make and color of vehicle: _____</p> <p>Year: _____ License#: _____ State: _____</p>
<p>YOUR WORK Present employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Your gross monthly income is over :\$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>Previous employer: _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Work Phone: (_____) _____</p> <p>Position: _____</p> <p>Gross monthly income was over: \$ _____</p> <p>Date you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p>	<p>WHY YOU RENTED HERE Were you referred? ? <input type="checkbox"/> Yes <input type="checkbox"/> no If Yes, by whom: _____</p> <p>Name of locator or rental agency _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes fill in the information below:</p> <p><input type="checkbox"/> On the Internet <input type="checkbox"/> Stopped by <input type="checkbox"/> Newspaper (name): _____</p> <p><input type="checkbox"/> Rental Publication: _____</p> <p><input type="checkbox"/> Other: _____</p>

Contemplated Lease Contract Information

To be filled in only if the Lease Contract is not signed by resident(s) at time of application for rental.

The TAA Lease Contract to be used must be the latest version of the **Apartment Lease** unless an earlier version is initialed by resident(s) and attached to this Application. The blanks in the Lease Contract will contain the following information:

- Names of all residents who will sign Lease Contract _____
_____ ;
- Names of Owner/Lessor _____
- Property name and type of dwelling (*bedrooms and baths*) _____
_____ ;
- Complete street address: _____
City/State/Zip _____
- Name of all other occupants not signing Lease Contract (*persons under age 18 relatives, friends, etc.*) _____
_____ ;
- Total number of residents and occupants _____ ;
- Our consent necessary for guests staying longer than _____ ;
- Number of days for termination _____ ;
- **Beginning date and ending date of Lease Contract** _____
_____ ;
- Total security deposit \$ _____ Animal deposit \$ _____ ;
- # of keys/access devices for : __ unit ; __ mailbox, __ other _____ ;
- Total monthly rent for dwelling unit \$ _____ ;
- Rent to be paid at: **On-site manager's office** ; or **Night Drop Box**
- Prorated rent for: first month or second month \$ _____
- Monthly rental due date _____ ;
- Late charges due if rent is not paid on or before the : _____ ;
- Initial late charge \$ _____ Daily late charge _____
- Returned-check charge \$ _____ ;
- Animal violation charges \$ _____ ; Daily \$ _____ ;
(*Check one*) furnished unfurnished;
Utilities paid for by owner (*check all that apply*) electricity gas water
 wastewater trash cable TV master TV antenna;
- You will (*check one*): not buy insurance buy insurance
- Agreed reletting charge \$ _____ ;
- Your move-out notice will terminate Lease Contract on (*check one*):
 last day of month, or exact day designated in move-out notice;
If dwelling unit is house or duplex, owner will be responsible under paragraph 26 of the Lease Contract for lawn/plant maintenance, lawn/plant watering,
 picking up trash from grounds, lawn/ plant fertilization, trash receptacles. If not checked applicant will be responsible for the first \$ _____ of each repair.
- Special provisions regarding parking, storage, etc.: (see attached page if necessary):

Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. **Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. *It's nonrefundable.*
3. **Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. *The application deposit is not a security deposit.* However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
4. **Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract 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 Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract 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 Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. **If You Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract 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, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
7. **If You Withdraw Before Approval.** You and any co-applicant may not withdraw your application or the application deposit. *If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we will be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*
8. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us (*unless checked*): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. *If no item is checked, all are necessary for the Application to be considered completed.*
9. **Nonapproval.** We will notify you whether you've been approved within 10 [days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. 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 10-day time period may be changed only by separate written agreement.
10. **Refund after Nonapproval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9, 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.
11. **Extension of Deadlines.** If the deadline for signing, approving, or re funding under paragraphs 6,9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.
12. **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-applicant is considered notice from all co-applicants.
13. **Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.
14. **Receipt.** Application fee (nonrefundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Total of above application fee and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____
15. **Signature.** Our representative's signature is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.



If you're seriously ill or injured, what doctor may we notify? (We're not responsible for providing medical information to or calling doctors or emergency personnel.)

Doctor's name: _____ Doctor's phone: (_____) _____

Important medical information about you in an emergency: _____

Acknowledgment. You declare that all your statements on the first page of this Application are true and complete. You authorize us to verify same through any means. If you fail to answer any question or give false information, we may reject the application, retain all application fees and deposits 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 Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. 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 Contract, the rules, and financial obligations.

Right to Review the Lease: Before you submit an application or pay any application fee or security deposit, you have the right to review the Rental Application and Lease Contract, 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 Contract if agreed to in writing by all parties. You are entitled to an original of the Lease Contract if agreed to in writing by all parties. You are entitled to an original Lease Contract after it is fully signed.

Applicant's Signature: _____ **Date** _____

Signature of Spouse: _____ **Date** _____

Signature of Owner's Representative : _____ **Date** _____

FOR OFFICE USE ONLY

1. Apt name or dwelling (street, city) _____
2. Person accepting application: _____ Unit # or type: _____
3. Person processing application: _____ Phone: (_____) _____
4. Date that applicant or co-applicant was notified by telephone letter, or in person of acceptance or nonacceptance _____
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)
5. Name of person(s) who were notified (at least one applicant must be notified if multiple applicants): _____.
6. Name of owner's representative who notified above person(s): _____.



<p>YOUR CREDIT HISTORY Your bank's name, city, state: _____</p> <p>_____</p> <p>List all major credit cards: _____</p> <p>_____</p> <p>Your other Non-work income you want considered. Please explain: _____</p> <p>_____</p> <p>Have you or your spouse ever owned a home? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Past credit problems you want to explain. (Use separate page.)</p>	<p>EMERGENCY Emergency contact person over 18 who will Not be living with you:</p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work Phone:(_____) _____</p> <p>Home Phone:(_____) _____</p> <p>Relationship: _____</p> <p>If you die or are seriously ill, missing, or in jail or penitentiary according to an affidavit of, [check one or more]: <input type="checkbox"/> the above person, <input type="checkbox"/> your spouse, or <input type="checkbox"/> 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, storerooms, and common areas. If No box is checked, any of the above are authorized to us to send for an ambulance at your expense. We're Not legally obligated to do so.</p>
<p>YOUR RENTAL/CRIMINAL HISTORY Check only if applicable</p> <p>You represent the answer is "No" to any item that is Not checked.</p> <p>Have you, your spouse, or any occupant listed in this Application ever: <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> broken a rental agreement? <input type="checkbox"/> declared bankruptcy? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> been arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? <input type="checkbox"/> been arrested for a sex-related crime that has Not been resolved by any method? Please indicate year, location and type of each felony and sex-related crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision.</p> <p>_____</p> <p>_____</p>	<p>AUTHORIZATION I or we authorize (name of owner or complex)</p> <p>Lexington Trails Holdings L.P.</p> <p>To obtain reports from consumer reporting agencies before, during and after tenancy 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 income history and other information reported by employers(s) to any state employment agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expired 365 days from the date of this Application.</p> <p>Applicant Signature _____</p> <p>Spouse's Signature _____</p>

Applicant must also complete and sign **“Contemplated Lease Contract Information”** form



Lease Contract Guaranty

Each guarantor must submit a separate guaranty form, unless guarantors are husband and wife.

Lease Contract Information

Please Print

About Lease: Date of Lease Contract (top right hand corner of Lease Contract):

Unit No. of Apartment _____ and street address of dwelling being leased:

Owner's name (or name of apartments): _____

City/ State/Zip of above dwelling: _____

Resident names (list all residents on Lease Contract): _____

Monthly rent for dwelling unit: \$ _____

Beginning date of Leases Contract: _____

Ending date of Lease Contract: _____

Guarantor Information

Please Print

Use for one guarantor only (can include spouse or guarantor)

About Guarantor: Full name (exactly as on driver's license or govt. ID card)

Driver's license # and state: _____

OR govt. photo ID card #: _____

Current address where you live: _____

Birthdate: _____ Sex _____

Marital Status: single married divorced widowed separated

Phone: (_____) _____

Total number of dependents under the age of 18 or in college: _____

(Please check one) Do you own or rent your home?

What relationship are you to the resident(s)? parent brother or sister

If renting, name of apartments: _____

employer other _____

Manager's name: _____ Phone: _____

Are you or your spouse a guarantor for any other lease? Yes No

Your Social Security #: _____

If so, how many? _____

Your Work: Present employer: _____

How long? _____

Employer's address: _____

Position: _____

Your gross monthly income is over \$ _____

Work phone: (_____) _____

Supervisor's name: _____ Phone: _____

Your Spouse: Full name (exactly as on driver's license or govt. ID card)

Social Security #: _____

Present employer: _____

Driver's license # and state: _____

How long? _____ Position: _____

OR govt. photo ID card #: _____

Work phone: (_____) _____

Your Credit/Rental History:

Your bank's name: _____

City/State: _____

List major credit cards: _____

To your knowledge, have you, your spouse, or any resident listed in this Guaranty ever: been asked to move out? broken a rental agreement? declared bankruptcy? Or been sued for rent? To your knowledge,

has any resident listed in this Guaranty ever: been sued for property damage? been charged, detained, or arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-related community supervision, or pretrial diversion? Or been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please explain: _____

You, as a guarantor signing this Lease Contract Guaranty, guarantee all obligations of resident(s) under the above Lease Contract, including but not limited to rent, late fees, property damage, repair costs, animal violation charges, reletting charges, utility payments, and all other sums which may become due under the Lease Contract.

You agree that your obligations as a guarantor will continue and will not be affected by amendments, modifications, roommate changes or deletions, unit changes, or renewals in the Lease Contract which may be agreed to from time to time between resident(s) and us. If we, as owner of the dwelling, delay or fail to exercise lease rights, pursue remedies, give notices to you, or make demands, or make demands to you, as a guarantor, you will not consider it as a waiver of our rights as owner, against you as a guarantor. All of our remedies against the resident(s) apply to guarantor as well. All residents, guarantors, and guarantor's spouse are jointly and severally liable. It is unnecessary for us to sue or exhaust remedies against residents in order for you to be liable. This Guaranty is part of the Lease Contract and shall be performed in the country where the dwelling unit is located.

You represent that all information submitted by you on this Guaranty is true and Complete. You authorize verification of such information via consumer reports, rental history reports, and other means. A facsimile signature by you on this Guaranty will be just as binding as an original signature. It is not necessary for you, as the guarantor, to sign the Lease Contract itself or to be named in the Lease Contract. This Guaranty does not have to be referred to in the Lease Contract. It is

not legally necessary for this Guaranty to be notarized. Payments under this Guaranty must be mailed to or made in the county where the dwelling unit is located. We recommend that you obtain a copy of the Lease Contract and read it. This Guaranty applies even if you don't do so. We will furnish you a copy of the Lease upon written request.

Date of Signing Guaranty

Signature of Guarantor

Signature of Guarantor's Spouse

After signing, please return the signed original of this Guaranty to

at (street address or P.O. Box) _____

or (optional) fax it to us at (_____) _____

You are entitled to receive a copy of this Lease Contract Guaranty when it is fully signed. Keep it in a safe place.

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Guarantor(s) signature(s) was (were) verified by owner's representative.

Verification was by phone or face-to-face meeting. Date(s) of verification _____

Telephone numbers called (if applicable) _____

Name(s) of Guarantor(s) who was (were) contacted _____

Name of Owner's Representative who talked to Guarantor(s) _____

