

Application for Rental



Property Address: _____

How Did you Hear About This Property? _____

Desired Lease Term: _____

Why are you moving? _____

Applicant

Co-Applicant

Personal/Contact Information

Name: _____

Phone: (cell) _____ (wk) _____

Soc. Sec.# _____ Date of Birth: _____

Driver's License # _____ State: _____

Email Address: _____

Name: _____

Phone: (cell) _____ (wk) _____

Soc. Sec.# _____ Date of Birth: _____

Driver's License # _____ State: _____

Email Address: _____

Previous Residences for Past 2 Years

Address _____

Apt # _____

City, State, Zip _____

Move-in Date _____ Move-out Date _____

Landlord or Manager _____

Phone _____

Rent Amount _____

Term of Lease _____

Address _____

Apt # _____

City, State, Zip _____

Move-in Date _____ Move-out Date _____

Landlord or Manager _____

Phone _____

Rent Amount _____

Term of Lease _____

Address _____

Apt # _____

City, State, Zip _____

Move-in Date _____ Move-out Date _____

Landlord or Manager _____

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Landlord or Manager _____

Phone _____

Rent Amount _____

Term of Lease _____

Address _____

Apt # _____

City, State, Zip _____

Move-in Date _____ Move-out Date _____

Landlord or Manager _____

Phone _____

Rent Amount _____

Term of Lease _____

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Co-Applicant

Employment History for Past 5 Years

Current Employer: _____
Address: _____
City, State, Zip: _____
Position: _____
Monthly Income: _____
Length of Employment: _____
Supervisor's Name: _____
Phone: _____
Email: _____

Current Employer: _____
Address: _____
City, State, Zip: _____
Position: _____
Monthly Income: _____
Length of Employment: _____
Supervisor's Name: _____
Phone: _____
Email: _____

Previous Employer: _____
Address: _____
City, State, Zip: _____
Position: _____
Monthly Income: _____
Dates of Employment: _____
Supervisor's Name: _____
Phone: _____
Email: _____

Previous Employer: _____
Address: _____
City, State, Zip: _____
Position: _____
Monthly Income: _____
Dates of Employment: _____
Supervisor's Name: _____
Phone: _____
Email: _____

Names of Other Persons Who Will Occupy This Property

Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____
Name: _____	Relationship: _____	Age: _____

Vehicles to be Parked on the Property (Cars, Trucks, Trailers, Motorcycles, Boats, etc.)

Type: _____	Year: _____	Make: _____	License No./State: _____
Type: _____	Year: _____	Make: _____	License No./State: _____
Type: _____	Year: _____	Make: _____	License No./State: _____
Type: _____	Year: _____	Make: _____	License No./State: _____

Banking Information

Bank at which checking account is located: _____
Phone: _____ Acct No. _____

Bank at which savings account is located: _____
Phone: _____ Acct No. _____

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Applicant

Co-Applicant

General Questions

Will any occupant smoke in the dwelling? (Y/N): _____

Will applicant maintain renter's insurance? (Y/N): _____

Has applicant or any occupant ever been evicted? (Y/N) _____ Filed bankruptcy? (Y/N): _____
Lost property due to foreclosure? (Y/N): _____ Had any credit problems? (Y/N): _____ Been
convicted of a felony? (Y/N): _____ If the answer to any of the preceding questions is yes, please
explain below (attach additional sheets if necessary):

If applicant is a member of the Armed Forces: Has applicant requested or received military orders
transferring applicant within one year? (Y/N) _____ Is applicant presently serving temporary orders
limiting applicant's stay to one year or less? (Y/N) _____

In Case of Emergency, notify...

Name: _____ Relationship: _____

Phone Number: (cell) _____ (work) _____

Address: _____

Email Address: _____

Pets

Will there be any pets on the property: (Y/N) _____

Type: _____ Breed _____

Weight: _____ Age: _____ Gender: _____

Neutered? (Y/N) _____ Declawed? (Y/N) _____ Rabies Shot Current? (Y/N) _____

Other (e.g. fish, birds, reptiles, etc.) and explain manner in which kept:

Representation: Applicant and Co-Applicant represent that the above statements are true and complete. Providing false information is grounds for rejection, termination of a lease, and retention of money tendered to Landlord as liquidated damages.

Authorization: Applicant and Co-Applicant authorize Landlord or Landlord's broker to: (1) obtain a copy of any consumer or credit report related to this application, and (2) verify any rental history, employment history, or any other information related to this application, and (3) discuss information in the consumer report with Landlord and Landlord's broker.

Applicant's Signature

Co-Applicant's Signature

Acknowledgment of Policies



Tenant Selection Criteria

These criteria are being provided in reference to the Property you are applying for.

Pursuant to Property Code Section 92.3515 these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Cowden Real Estate will base the decision to lease the Property to you.

1. Criminal History:

Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.

2. Previous Rental History:

Landlord will verify your previous rental history for at least the previous 2 years using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Cowden Real Estate's decision to lease the Property to you.

3. Current Income:

You may be asked to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income and longevity on your job (2 years preferred) along with the ability to verify the stated income, may influence the decision to lease the Property to you.

4. Failure to Provide Accurate Information in Application:

Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered when making the decision to lease the Property to you.

Frequently Asked Questions

Do you allow pets?

We allow pets in select properties under 25 pounds. Each approved pet will require a \$250 pet deposit and will add \$25 per month to your rental amount. Service animals are permitted with proper certification and written letter from your health care provider.

What happens once I'm approved?

After an application is approved, we will set an appointment with you to sign the lease. At that time, your deposit and first month's pro-rated rent will be due. We are not able to hold properties without a signed lease and first month's rent (i.e., we cannot hold them with just a deposit).

When is rent due?

Rent is always due on the first of the month. In the event that the first of the month falls on a weekend or a holiday, your rent is due the last day of business prior to the first. Rent not paid on the first will be assessed a \$25 late fee, plus \$5 per day. Renters who have not paid their rent by the third day of the month will be served with an eviction notice.

What happens if my check bounces?

If your rent check is returned for insufficient funds, you will be charged a \$35 fee. Late fees will also be occurred for each day until you have made proper payment. Going forward, you will be required to pay in cash, cashier's check, or credit card for 6 months.

Do you require Renter's Insurance?

Yes, we do require Renter's Insurance. People often assume that the landlord's insurance would cover their belongings in the event of damage, however that is not true. For the protection of our tenants, we require them to show proof of a current insurance policy and to maintain it during the course of their lease.

Do your properties have appliances in them?

Cowden Real Estate does not typically provide appliances. If appliances happen to be in the property you are renting, and you do not have appliances of your own, we will guarantee that they are in working condition upon your move in. However, if they break or need maintenance during the term of your lease, you will be responsible for repairs or replacement. If a replacement appliance is purchased by you, it is yours to take with you when you move.

What maintenance am I responsible for?

Changing Air Filters

Dirty air filters are the leading cause of a/c or heat issues- restriction of air flow puts increase strain on these systems, which in turn increases your utility bills and breaks parts. Make sure you change your air filters at least every 30 days. Even window a/c units have filters that need removal and regularly cleaning. Failure to properly maintain your unit can result in costly repairs that may be your financial responsibility.

Yard Maintenance

You are responsible for maintaining the yard, including keeping the grass cut, trees trimmed and leaves raked.

Applicant's Signature

Co-Applicant's Signature