

Landings of Carrier
Rental Application for Residents and Occupants

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

M/I Special: _____

Apt #: _____ Rent: _____ M/I Date: ____/____/____ Date when filled out: ____/____/____

ABOUT YOU Full name(exactly as on driver's license or govt. ID card) _____

Your street address (as shown on you driver's license or govt. ID card): _____

Driver's license #: _____ State: _____

Or govt. photo ID card #: _____

Are you a US Citizen? Yes No E-mail _____

Former last names (maiden and married): _____

Your Social Security #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Marital Status: single married divorced widowed separated

YOUR SPOUSE Full name: _____

Former last names (maiden and married): _____

Spouse Social Security #: _____

Driver's license #: _____ State: _____

Or govt. photo ID card #: _____

Birthdate: _____ Height: _____ Weight: _____

Sex: _____ Eye color: _____ Hair color: _____

Are you a US Citizen? Yes No

Present employer: _____

Address: _____

City: _____ State: _____ Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross monthly income is over \$ _____

Supervisor's name: _____

Supervisor's phone: (____) _____

OTHER OCCUPANTS Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separated page if more than three.

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card #: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card #: _____

Birthdate: _____ Social Security #: _____

Name: _____ Relationship: _____

Sex: _____ DL or govt. ID card #: _____

Birthdate: _____ Social Security #: _____

YOUR WORK Present employer: _____

Address: _____

City: _____ State: _____ Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross monthly income is over \$ _____

Supervisor's name: _____

Supervisor's phone: (____) _____

Previous employer: _____

Address: _____

City: _____ State: _____ Zip: _____

Work phone: (____) _____

Position: _____

Date began job: _____ Gross monthly income is over \$ _____

Previous supervisor's name: _____

Previous supervisor's phone: (____) _____

EMERGENCY Emergency contact person over 18, who will not be living with you:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Work phone: (____) _____

Home phone: (____) _____

Relationship: _____

If you die or are seriously ill, missing, or in a jail or penitentiary according to an affidavit of [check one or more] the above person, your spouse, or 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 at our option. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We're not legally obligated to do so.

Current home address (where you now live): _____

City: _____ State: _____ Zip: _____

Phone: (____) _____ Current monthly rent \$ _____

Name of apartment where you now live: _____

Current owner or manager's name: _____

Their phone: _____ Date move in: _____

Why are you leaving your current residence? _____

Your previous home address: _____

City: _____ State: _____ Zip: _____

Apartment name: _____

Name of above owner or manager: _____

Their phone: _____ Previous monthly rent: \$ _____

Date you moved in: _____ Date you moved out: _____

YOUR CREDIT HISTORY Your bank's name: _____

City: _____ State: _____

List major credit cards: _____

Other non-work income you want considered. Please explain: _____

Have you or your spouse ever owned a home? yes no

Past credit problems you want to explain. _____

OTHER INFORMATION

Will you or any occupant have an animal? yes no

Kind: _____ Weight: _____ Breed: _____ Age: _____

Do you or any occupant smoke? yes no How were you referred?

Internet Stopped by Rental publication: _____

Rental agency or locator service name: _____

Agent's Name: _____

Friend (name): _____ Newspaper (name): _____

Other: _____

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 three.

Make: _____ Color: _____

Year: _____ License #: _____ State: _____

Make: _____ Color: _____

Year: _____ License #: _____ State: _____

Make: _____ Color: _____

Year: _____ License #: _____ State: _____

YOUR RENTAL/CRIMINAL HISTORY Have you, your spouse, or any occupant listed in this Application ever:

been evicted or asked to move out? broken a rental agreement?

declared bankruptcy? been sued for rent?

been sued for property damage?

been arrested of a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion?

been arrested for a felony or sex-related crime that has not been resolved by any method? Please indicate the 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.

You Represent the answer is "no" to any item not checked above.

AUTHORIZATION I or we authorize Woodridge Park Apartments to verify the above information by all available means. Owner is not required to reverify or investigate preliminary findings.

Applicant's signature _____

Spouse's signature _____

You must also sign the Application Agreement on the next page of this Application.

Landings of Carrier 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.

- Names of all residents who will sign Lease Contract _____
- Owner/Lessor: The Landings of Carrier Parkway
- Property name and type of dwelling (bedrooms and baths) _____
- Complete street address: 915 Desco Lane
- Grand Prairie, TX 75051
- Names 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 guest staying longer than 7 days
- Beginning date of Lease Contract _____
- Ending date of Lease Contract _____
- Number of days notice for termination: 30
- Total security deposit \$ _____ Animal deposit \$ _____
- # of keys/access devices for 2 unit, 1 mailbox, Gate; REM
- Total monthly rent for dwelling unit \$ _____
- Rent to be paid at on-site manager's office or at night drop
- Prorated rent for: first month or second month \$ _____
- Monthly rental due date: **1st day of every month**
- Late-charge date: **3rd day of the month**
- \$ **35.00** initial late-charge; \$ **10.00** daily late charge
- \$ **35.00** returned-check charge
- Animal violation charges: Initial: **\$100.00**; Daily: **\$10.00**
- Check if the dwelling is to be furnished;
- Utilities paid by owner: Trash
- Agreed re-letting charge 85.00
- Your move-out notice will terminate Lease Contract last day of the month
- Special provisions regarding parking, storage, etc.: _____

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 TAA Lease Contract. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease 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 non-refundable.*
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 in paragraph 14. *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 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 email 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-applicants may not withdraw your Application or the application deposit. *If, before signing the Lease Contract, 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.*
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: 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.
9. **Nonapproval in Seven Days.** We will notify you whether you've been approved within seven 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 seven days after we have received a completed Application. Notification may be in person or by email or telephone or mail unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval.
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 day of such disapproval. Refund checks may be made payable to co-applicants and mailed to one applicant.
11. **Extension of Deadlines.** If the deadline for signing, approving or refunding under paragraphs 6,9 or 10 falls on 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; 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 the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.*

Acknowledgement. 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, including consumer reporting agencies and other rental housing owners. 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 to 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. Fax signatures are legally binding.

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

Name: _____ Phone: () _____

Important medical information in emergency: _____

Applicant's Signature: _____ Date: _____

Co-Applicant's Signature: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____

FOR OFFICE USE ONLY

1. Landings of Carrier Parkway Unit # : _____
2. Person accepting application: _____
3. Person processing application: _____
4. Date that applicant or co-applicant was notified by telephone letter, or in person of acceptance or non-acceptance: _____
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): _____