



**The Real Estate
Depot, Inc.**

RENTAL APPLICATION

PO BOX 432, FARMERSVILLE, TX 75442 TELEPHONE: 800-474-0460 OFFICE FAX: (972-679-2983 WWW.TheRealEstateDepot.com)

Home Address Applying to Rent: _____ Application Received: (Date/Time): _____

Expected Length of Stay: _____ Desired Move-In Date: _____

Any person 18 years or older who will be living on the property, and co-signers must submit, individually, an application. Include a \$30.00 ***non-refundable*** application fee with each application submitted. Payment is accepted in the form of cash or cashier's check. **Applications will not be processed until fee is received.** Applications cannot be processed until ***all*** information requested on this application has been received.

Please **PRINT** clearly

Provide ***all*** information, fax/phone numbers, email verification addresses requested on the 4 pages of this application. Partially completed applications will not be processed.

Include a copy of your ***current*** driver's license

Include a copy of the ***current*** vehicle registration for all vehicles that will be on the property

Include a copy of your ***current*** auto insurance policy

Include a copy of your social security card

Include your 2 ***most recent*** pay check stubs (*Take home pay should be three times the requested rent rate*) The net monthly income of all Applicants will be considered jointly.

Include a copy of the previous year's tax return attested by a CPA, attorney or other tax professional & 2 months of most recent personal bank statements if self-employed, retired, or not currently employed. Persons who hold jobs that are commission only base salary plus commission, tips or bonuses will be considered self-employed.

Provide written verification from vet that pet(s) who will be on the property are current on rabies, vaccinations, coggins, tags, and are neutered and declawed

Sign & Date Page 4 of Application

Sign & Date Requests for Employment History Form(s)...1 form for each placed worked during the past 24 months and Request for Rental History Form...1 form for each place lived during the past 24 months

Personal Information

First Name: _____	Middle Name: _____	Last Name: _____
		Formers Last Names (Maiden or Married): _____

Current Residence: Street: _____ City: _____ State: _____ Zip Code: _____ How Long Have You Lived @ Your Current Address: _____ When Does Your Current Lease End: (Month/Day/Year) _____ Was Notice To Move Given to Your Current Landlord: _____ Why Are You Moving: _____	Current Landlord: Name: _____ Phone #: _____ Fax #: _____ Email Address: _____ Current Rent is \$ _____ Per Month Are You Current on Your Payments: _____
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Previous Residence: Street: _____ City: _____ State: _____ Zip Code: _____ How Long Had You Lived @ Your Previous Address: _____ Why Did You Move: _____	Previous Landlord: Name: _____ Phone #: _____ Fax #: _____ Email Address: _____
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Driver License #:	Driver License State:	Birth Date: (Month/Day/Year)	Social Security #:
Applicant's Cell Phone #:		Applicant's Home Phone #:	Applicant's Office Phone #:

NOTICE OF ELIGIBILITY REQUIREMENT: Applicants must provide at least 24 previous consecutive months of good standing, verifiable, unrelated to applicant, rental history...if more room is needed to provide 2 years of rental history please use above format and provide information required on the back of this sheet. Previous rental history should exhibit no derogatory references. Any debt owed to previous landlord(s) must be paid in full before this application will be accepted.

In the spaces provided below please name ALL other persons who will live at the property: (if more space is needed please use the back of this sheet)

1	Name:	Relationship:	DOB:	4	Name:	Relationship:	DOB:
2	Name:	Relationship:	DOB:	5	Name:	Relationship:	DOB:
3	Name:	Relationship:	DOB:	6	Name:	Relationship:	DOB:

Financial Information

NOTICE OF ELIGIBILITY REQUIREMENT: Applicants must provide at least 24 previous consecutive months of verifiable employment history...if more room is needed to provide 2 years of employment history, please use the format below and continue on the back of this sheet.

<p>Current Employer</p> <p>Name of Company: _____</p> <p>Street Address (physical location where you report to work): _____</p> <p>City _____ Zip Code _____</p> <p>How long have you worked for this employer: _____</p> <p>How often are you paid: _____</p> <p>How much is you Take home Net Pay/Month: \$ _____</p> <p>What was your Total Gross Income last year as declared on your Federal Income Tax Return: \$ _____</p>	<p>What type of work do you do/ Your Job Title? _____</p> <p>Name of Person/Title to Contact to verify Employment: _____</p> <p>Current Employer's Phone #: _____</p> <p>Current Employer's Fax #: _____</p> <p>Current Employer's Email Address: _____</p>
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Do you or your spouse have any source of income other than your job (alimony, child support, trust fund, etc...) Please explain: _____

NOTICE OF ELIGIBILITY REQUIREMENT: Rental payments in the form of postdated bank checks for the term of the lease are required at the time that the lease is signed. Please indicate Bank Account Information (include Checking, Savings or C.D.'s)

Bank Name: _____ Type of Account(s) Check all that apply: Checking Savings C.D (s)

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Vehicle Information

Vehicle #1 (Year, Make, Model, Color):	Plate #:	State:	Title is in whose name?:
VIN #:	Name and phone number where the vehicle financed? Balance Due:	Monthly Payment \$:	Are You Current?
Vehicle #1 (Year, Make, Model, Color):	Plate #:	State:	Title is in whose name?:
VIN #:	Name and phone number where the vehicle financed? Balance Due:	Monthly Payment \$:	Are You Current?

Additional Vehicles (If you own more than two vehicles please use the back of this sheet to list additional vehicle information – please use the above same format to provide this information)

Do you have any commercial vehicles, RVs, campers, boats, or motorcycles, 4-wheelers that may be used or parked at this property? Please use the back of this sheet to list information- please use the above same format to provide this information

Emergency Contact – Person over 18 years old who will not be living with you:

Name: _____ Street Address: _____ City: _____ State: _____ Zip Code: _____
 Phone #: _____ How is this person related to you: _____

Closest Relative – Person over 18 years old who will not be living with you:

Name: _____ Street Address: _____ City: _____ State: _____ Zip Code: _____
 Phone #: _____ How is this person related to you: _____

Non-Relative Reference- Person over 18 years old who will not be living with you:

Name: _____ Street Address: _____ City: _____ State: _____ Zip Code: _____
 Phone #: _____ How is this person related to you: _____

Background Information

Please explain all "YES" answers on the back of this sheet	NO	YES
Have you ever broken a lease and/or willfully and intentionally refused to pay rent when due?		
Have you ever moved out before the end of a lease?		
Have you ever had a judgment by a previous landlord entered against you?		
Have you ever had your rental security deposit not returned?		
Have you ever been evicted, received an eviction notice, or have been asked to move?		
Do you know of anything that may interrupt income or ability to pay rent?		
Have you ever been bankrupt? When?		
Have you ever lost property in foreclosure?		
Do you have or have you had credit problems, slow pays or delinquencies?		
Is you or your spouse, even if separated, in the military?		
If you or your spouse are in the military, are the orders limiting the military person's stay to one year or less?		
Do you or any occupant have a history of drug use or offenses?		
Have you or any occupant ever been convicted of a crime and/or felony?		
Are there any criminal matters pending against you or any occupant?		
NOTICE OF ELIGIBILITY REQUIREMENT: No applicant (or occupant) may have been indicted, arraigned, or convicted of a crime involving violence, firearms, illegal drugs, theft or destruction of property, or any crime involving a minor. This will include person(s) who have received deferred adjudication and/or have not yet satisfied the probationary period of a deferred adjudication for any of the above mentioned offences.		
Are you or any occupant a registered sex offender?		
Do you currently have phone service in your name?		
Do you currently have any utilities in your name?		
Do you or any occupant smoke?		
Will any waterbeds or water-filled furniture be on the property?		
Do you intend to maintain renter's insurance?		
Do you own any real estate? If so, where and what?		
If you do not qualify, would you be able to get a co-signer who owns real estate in Collin County?		

Co-signer's Name: _____ Address of the Real Estate (include street, city & zip code): _____

Pets

TYPE- (dog, cat, bird, etc.)	BREED	RABIES SHOTS CURRENT	SPRAYED/ NEUTERED	DECLAWED	LIVES OUTSIDE/INSIDE	SIZE IN POUNDS	COLOR	AGE	GENDER	PET NAME

Additional Pets – Please use the back of this sheet to list any additional pets that will be on the property- Please use the same format. Note that pets are accepted on a case by case basis.

Renters insurance may be required if bringing a pet or having water-filled furniture. Would you be willing to obtain renter's insurance and list the landlord on the policy as an additional insured? YES NO

BY SIGNING BELOW:

	I understand that I am applying for tenancy; which does not guarantee acceptance.
	I hereby authorize Landlord and Landlord's agent, at any time before, during or after any tenancy to obtain a copy of my credit report, obtain a criminal background/police check related to myself or any co-occupant, to conduct a judgment search, to verify all references including but not limited to employment and rental history or verify any other information related to this application with persons knowledgeable of such information.
	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.
	Private Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.
	Fees: I am submitting a non-refundable fee of \$30.00 for processing and review this application and an Application Deposit in the amount of \$_____ to be applied to the security deposit upon execution of a written lease within 2 days after Landlord notifies applicant of approval or return to the Applicant if an application is not accepted by the Landlord.
	Acknowledgement & Representation: (1) <u>Signing this application indicates that the Applicant has had the opportunity to review the Landlord's tenant selection criteria, which is available upon request. The Tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.</u> (2) <u>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 my sign.</u> (3) <u>Applicant represents that the statements in this application are true and complete.</u>

 Applicant's Signature

 Date
How did you hear about or find this home?

A Current or Previous Tenant referred me	Name of Person Who Referred You:
"Word of Mouth"	Name Business or Person Who Referred You:
Saw Flyer About this Property	Where was the Flyer Located?:
Saw Sign About this Property	Where was the Sign Located?:
Other	Please explain

The owner/managing agent does not discriminate on the basis of race, creed, color, sex, religion, national origin, handicap or familial status. We do have certain tenant selection criteria for rental which applies to all applicants.