

HIGHLAND SQUARE APARTMENTS
2401 SOUTH JOHNSON
ALVIN, TEXAS 77511
(281) 331-3646
FAX (281) 585-5274

ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING BASIS:

1. Applicants must be at least 18 years of age.
2. Employment verification of 6 months.
3. Applicant must have residence verification of at least 6 months.
4. Satisfactory Credit Rating.
5. Monthly Income must exceed 2 times the rent (allowance, tips, alimony or commission) will require verification.
6. If credit or income references can not be established but character references are satisfactory, 15 percent of the total monthly income must equal one months rent or three months rent must be paid in advance.
7. ALL RENT, DEPOSITS AND FEES MUST BE PAID BY CASH, CASHIER'S CHECK, CHECK, OR MONEY ORDER.
8. If application is not approved your deposit will be refunded. The \$40.00 application fee is not refundable.
9. Water furniture is accepted with proof of insurance and deposit and written management approval. IN DOWNSTAIRS UNITS ONLY.
10. Providing any misleading or incorrect information on the rental application will be sufficient grounds for rejecting the application. All information provided by the tenant may be screened with appropriate state and local government authorities.

Non- discrimination on the basis of race, color, creed, sex, handicap, family status, or national origin is the comprehensive policy of this company.

Signature

Date

Signature

Date



Application to Rent

Date: _____

PERSONAL INFORMATION

Mr. Ms.
 First Name: _____
 Middle Name: _____
 Last Name: _____
 Jr. Sr. II III
 Social Security Number: _____ Date of Birth: _____
 AKA / Nicknames: _____
 Mother's Maiden Name: _____
 Place of Birth: _____
 City / State / Country: _____
 Drivers License / ID #: _____
 Include State Issued: _____
 Email Address: _____
 What is your current marital status? Single Married Unmarried Partner Divorced Widowed

OTHER PROPOSED OCCUPANTS (including minors)

First Name	Middle Initial	Last Name	Relationship	M / F	Social Security No.	Date of Birth

ADDRESS HISTORY (10 Years)

Current Address

Address: _____ Include Apt. or Unit # _____ Home Phone: _____ Include Area Code _____
 City: _____ State: _____ Zip Code: _____ Cell Phone: _____
 Own Rent Landlord Name: _____ Landlord Phone: _____
 From: _____ Monthly Rent _____ Reason for Moving: _____

Previous Address (1)

Address: _____ Include Apt. or Unit # _____
 City: _____ State: _____ Zip Code: _____ Include Area Code _____
 Own Rent Landlord Name: _____ Landlord Phone: _____
 From: _____ To: _____ Monthly Rent _____ Reason for Moving: _____

Previous Address (2)

Address: _____ Include Apt. or Unit # _____
 City: _____ State: _____ Zip Code: _____ Include Area Code _____
 Own Rent Landlord Name: _____ Landlord Phone: _____
 From: _____ To: _____ Monthly Rent _____ Reason for Moving: _____

AUTOMOBILE INFORMATION

Only the vehicles listed below will be permitted overnight parking on property.

Year	Make/Brand	Model	Color	License Plate No.	State

EMPLOYMENT HISTORY (10 Years)

Current/Most Recent Employer		From: _____	To: _____	Job Title: _____
Company: _____	Wages/Earnings: _____		Supervisor: _____	
Address: _____	Supervisor Phone: _____		_____	
City: _____	State: _____	Zip Code: _____	Include Area Code	
Previous Employer (1)		From: _____	To: _____	Job Title: _____
Company: _____	Wages/Earnings: _____		Supervisor: _____	
Address: _____	Supervisor Phone: _____		_____	
City: _____	State: _____	Zip Code: _____	Include Area Code	
Previous Employer (2)		From: _____	To: _____	Job Title: _____
Company: _____	Wages/Earnings: _____		Supervisor: _____	
Address: _____	Supervisor Phone: _____		_____	
City: _____	State: _____	Zip Code: _____	Include Area Code	

REFERENCES

Personal Reference (not related)		Include Area Code	
Name: _____	_____	Home Phone: _____	_____
Address: _____	Include Apt. or Unit #	Cell Phone: _____	_____
City: _____	State: _____	Work Phone: _____	_____
Relationship: _____	For how long?: _____		
Professional Reference (attorney, accountant, etc. not related)		Include Area Code	
Name: _____	_____	Home Phone: _____	_____
Address: _____	Include Apt. or Unit #	Cell Phone: _____	_____
City: _____	State: _____	Work Phone: _____	_____
Relationship: _____	For how long?: _____		
Family Reference (related and not a proposed occupant)		Include Area Code	
Name: _____	_____	Home Phone: _____	_____
Address: _____	Include Apt. or Unit #	Cell Phone: _____	_____
City: _____	State: _____	Work Phone: _____	_____
Relationship: _____	For how long?: _____		

GENERAL QUESTIONS

No Yes Are you a U.S. Citizen?

No Yes Do you have renter's insurance?

No Yes Do you have any water-filled furniture?

No Yes Do you or any other household members have or expect to have any pets?

Type of Pet (dog, cat, etc.)	Pet's Name	Pet Size (lbs & ft/in)	Pet Age	Color	Kid Friendly?

No Yes Have you ever been served a late rent notice? If yes, explain why.
Explanation: _____

No Yes Have you ever broken a lease? If yes, explain why.
Explanation: _____

No Yes Have you ever left any type of rental property still owing money? If yes, explain why and the amount owed.
Explanation: _____

No Yes Have you ever been served an eviction notice? If yes, provide rental address and date of occurrence.
Explanation: _____

No Yes Have you ever filed for bankruptcy? If yes, when?
Explanation: _____

No Yes Have you ever been convicted of a felony? If yes, explain when and why.
Explanation: _____

No Yes Are you subject to a lifetime state sex offender registration program in any state? If yes, explain and provide state.
Explanation: _____

No Yes Have you ever filed a lawsuit against a landlord/management company? If yes, provide details on lawsuit filed.
Explanation: _____

No Yes Are you or any household member a current user of illegal drugs?

No Yes Do you abuse alcohol to the extent that you are a danger to others health, safety, or right to peaceful enjoyment?

How did you hear about us?
Explanation: _____

AGREEMENT & AUTHORIZATION

The undersigned understands this application will be evaluated by management for the purposes of renting and occupying valuable real estate. Applicant further understands that the facts represented herein are being relied upon by management and therefore guarantees that all disclosures herein are true and complete.

Any misleading, incorrect, or false statements may be a violation of various fraud statutes.

Management reserves the right to pursue applicant by any means legally available for providing misleading, incorrect, or false statements. Misleading, incorrect, or false statements will be sufficient reason for immediate eviction and loss of security deposit.

The undersigned further acknowledges and agrees that management may confirm information provided in the application and authorizes management to contact references, obtain a personal credit report, check public records, criminal records, and use any other methods of confirmation available to management. Applicant further acknowledges that management may from time to time continue to make efforts to update the information provided herein. Applicant also acknowledges that management, or its collection agency, may contact references, obtain a personal credit report, check public records, criminal records, and use any other methods of confirmation available for collection purposes should it become necessary.

In consideration of management reviewing and evaluating my application to rent, I understand that the application fee of \$~~40.00~~ is non-refundable. Furthermore, I understand that acceptance of the application fee, by management, in no way obligates management to approve tenancy.

Applicant's Name Printed

Applicant's Signature

Date

TITLE VIII of the CIVIL RIGHTS ACT of 1968, as amended makes discrimination based on race, color, religion, sex, national origin, handicap, or familial status illegal in connection with the rental of most housing.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of sex or marital status.

This form has been approved by the American Apartment Owners Association. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. If you require advice on real estate transactions (legal, tax, or otherwise) please consult with the appropriate professional.



Criminal and Credit Background Release

Property Address: 2401 South Johnson Alvin, Texas 77511 Highland Square Apts
Applicant Name: _____
Current Address: _____
Phone Number: _____
Social Security #: _____

This criminal and Credit Background Release, gives the landlord at the address listed above, permission to verify any past records for the signed applicant. so serve as authorization for credit sources/financial institutions, credit bureaus, personal and employment references, and law enforcement agencies to release any records that may exist to for the purpose of screening applicant as a tenant.

This release also confirms that the information provided on the rental application and verbally is true and correct under the penalty of perjury. False information will be grounds for denial of the application to rent.

Applicant's Signature: _____ Date: _____



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