

PARIGI PROPERTY MANAGEMENT, LTD.

445 N. 14TH Street Beaumont, TX 77702 (409)833-9555 office (409) 833-9522 fax

RENTAL APPLICATION REQUIREMENTS

(Please read carefully and initial at each box. Do not remove cover page.)

- I/we are applying for rental at _____ unit # _____.
(Complex Name)
- The monthly rent is \$ _____ per month. Rent is PAYABLE ON THE 1ST DAY OF THE MONTH. If rent is not paid before the 5th a late fee of \$20.00 will be charged plus \$2.00 per day thereafter until paid in full. All rents remaining unpaid after the 5th of the month shall be subject to EVICTION unless prior arrangements have been made with the management.
- SECURITY DEPOSIT:** The CASH security deposit is \$ _____.
The security deposit is only accepted after the application has been approved.
The security deposit is non-refundable should the applicant(s) not rent the apartment. If applicant or co-applicant withdraws his application or notifies Parigi Property Management, Ltd. that he/she has changed his/her mind about leasing the unit, the security deposit will be retained by our office as liquidated damages. A security deposit holds an apartment up to 30 days. After 30 days, monthly rent will go into effect.
- SALARY:** Gross monthly salary MUST be at least _____ times the monthly rent.
Monthly rent (as per above) X _____ = \$ _____.
 - * A spouse's salary may be included as total income as long as he/she meets the same employment requirements referenced above.
 - * We can combine salaries of roommates. In order to combine salaries, all applicants must complete the Rental Application and pay the application fee.
 - * Only straight salary will be used to determine acceptable income. No commissions, tips, or overtime will be considered in your salary.
- We have a **NO PET POLICY**. This policy has been in effect since January 1, 1991 and is strictly enforced. If you are found in violation of this you will be charged an initial fee of \$100.00 and \$10.00 per day until the pet is removed. You could also be subject to eviction. This includes no "pet sitting" of an animal.
- Only two (2) occupants per bedroom are allowed.
- Applicant(s) MUST be employed AT LEAST SIX (6) MONTHS AT PRESENT JOB and have a favorable recommendation from employer.
- Applicant(s) must have a previous rental history with acceptable recommendation from previous landlord. Contact information for previous rental history **must** be provided on attached form.
- Applicant(s) must have credit established with an acceptable report from the credit bureau.
- Applicant(s) must have a favorable Criminal History Report. **If you have been charged with or convicted of a felony, you will not be approved.**
- Occupant(s) eighteen (18) years of age or older MUST complete application and pay application fee.
- APPLICATION FEE IS NON REFUNDABLE and is payable by CASH or MONEY ORDER ONLY.**
The application will not be processed until ALL required information is returned with the completed attached application. If more than one (1) person is applying for a unit, ALL information/applications MUST be returned at the same time. The application fee defrays the cost of the credit bureau report, criminal history report, and administrative paperwork.

\$40.00 – Individual

Date paid: _____

\$50.00 - Married Couple

Date paid: _____

COMPLETED APPLICATIONS WILL ONLY BE ACCEPTED IF SUBMITTED WITH THE FOLLOWING:

- Copy of your last two (2) current payroll check stubs** (when self employed and/or retiree, we may require a copy of your last two (2) years Personal/Business Federal Income Tax Return)
- Copy of a current state issued photo ID** (an expired ID is not acceptable)
- Application fee** (amount based upon above information)

For office use only: I have reviewed the following:

_____ # Occupants _____ Salary _____ Check Stubs _____ Landlord _____ Signatures _____ DL _____ App.Fee

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RESIDENTIAL LEASE APPLICATION

Each occupant and co-applicant 18 years or older must submit a separate application

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: _____ Security Deposit: _____

Applicant was referred by: Newspaper Sign Internet Current Tenant Real Estate Agent Other _____

Full Name (exactly as on driver's license or govt. ID card): _____

Former last names (maiden and married): _____

Email: _____ Cell Phone: _____

Work Phone: _____ Work Phone: _____

Your Social Security #: _____ Driver's License # and state: _____

Date of Birth: _____ Height: _____ Weight: _____ Eye Color: _____ Hair Color: _____

Marital Status: single married divorced widowed separated Are you a U.S. Citizen?: Yes No

Will you or any occupant have an animal? yes no If yes, kind, weight, breed, age: _____

Current home address (where you now live): _____ Apt. # _____

City/State/Zip: _____ Current Rent: \$ _____

Name of apartment where you now live: _____

Current owner or manager's name: _____ Their phone #: _____

Date you moved in: _____ Why are you leaving current residence? _____

Previous home address (most recent): _____ Apt. # _____

Apartment name: _____

City/State/Zip: _____ Date you moved in: _____ Date you moved out: _____

Owner or manager's name: _____ Their phone #: _____

Employment Present Employer: _____ Position: _____

Address: _____ City/State/Zip: _____

Work Phone: _____ Supervisor's name and phone: _____

Your gross monthly income is over: \$ _____ Date you began this job: _____

Previous Employer (most recent): _____ Position: _____

Address: _____ City/State/Zip: _____

Work Phone: _____ Previous Supervisor's name and phone: _____

Your gross monthly income is over: \$ _____ Dates you began and ended this job: _____

Credit History Your bank's name, city, state: _____

List major credit cards: _____

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

Past credit problems you want to explain (can use separate page): _____

Rental/Criminal History (You must check if applicable) Have you, your spouse, or any occupant, listed in this Application ever:

been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent?

declare bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for a felony or sex crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion?

been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method?

Please indicate below the year, location and type of each felony and sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. *Your represent the answer is "no" to any item not checked above.*

Emergency Contact **Emergency contact person must be over 18 and who will NOT be living with you:**

Full Name: _____

Address: _____ City/State/Zip: _____

Relationship: _____ Cell Phone: _____

Work Phone: _____ Email: _____

If you die or are seriously ill, missing, or incarcerated 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 call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

Name all other persons who will occupy the property:

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.):

Year/Make/Model/Color _____ License Plate # and State _____

Year/Make/Model/Color _____ License Plate # and State _____

Year/Make/Model/Color _____ License Plate # and State _____

	YES	NO	Explanation
Will any waterbeds or water-filled furniture be on the property?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Does anyone who will occupy the property smoke?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Will applicant maintain renter's insurance?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is applicant or applicant's spouse, even if separated, in military?	<input type="checkbox"/>	<input type="checkbox"/>	_____
If yes, is the military person serving under orders limiting their stay to one year or less?	<input type="checkbox"/>	<input type="checkbox"/>	_____

Authorization

I or we authorize (owner's name) Parigi Property Management, Ltd.
to: (1) obtain a copy of applicant's credit report (2) obtain a criminal background check related to applicant and any occupant (3) verify any rental history (4) share the above information with owner's electric provider, and (4) verify, by all available means, the above, including reports from consumer reporting agencies before, during and after tenancy on matters relating to my lease, and income history and other information reported by employer(s) to any state employment security agency (e.g. Texas Workforce Commission). Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this application.

Authorization to Release Information Related to a Residential Lease Applicant

I, _____ (applicant), have submitted an application to lease a property located at (address/city/state/zip) _____.

The landlord, broker, or landlord's representative is:

Name _____
Address _____
City/State/Zip _____
Phone _____ Fax _____
Email _____

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Acknowledgement & Representation

- (1) Signing this application indicates that applicant has had the opportunity to review Parigi Property Management'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.
- (2) 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 may sign.
- (3) Applicant represents that the statements in this application are true and complete.

Applicant's Signature Date

Spouse's Signature Date

NOTE: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.