

# Rental Application for Residents and Occupants

## ABOUT YOU: Full name (Exactly as on driver's license)

\_\_\_\_\_  
\_\_\_\_\_  
Your street address (as shown on your driver's license)  
Driver license #: \_\_\_\_\_  
State: \_\_\_\_\_  
Former last names (maiden and married) \_\_\_\_\_  
Social Security # \_\_\_\_\_  
Birth date: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
Sex: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair Color: \_\_\_\_\_  
Marital Status:  single  married  divorced  widowed  separated  
College Graduate: Yes  No   
Current Home address (where you live now) \_\_\_\_\_

City/State/Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Current monthly rent: \$ \_\_\_\_\_  
Name of apartment where you now live: \_\_\_\_\_

Current manager's name: \_\_\_\_\_  
Their phone: \_\_\_\_\_  
Date moved 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 WORK: Present Employer:

Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Work Phone: (\_\_\_\_) \_\_\_\_\_  
Position: \_\_\_\_\_  
Your gross monthly income is over: \$ \_\_\_\_\_  
Date you began this job: \_\_\_\_\_  
Supervisor's name and phone: \_\_\_\_\_

Previous Employer: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Work Phone: (\_\_\_\_) \_\_\_\_\_  
Position: \_\_\_\_\_  
Your gross monthly income is over: \$ \_\_\_\_\_  
Date you began and ended this job: \_\_\_\_\_

Previous supervisor's name and phone: \_\_\_\_\_

## YOUR CREDIT HISTORY: Banks name, city, state:

List major credit cards: \_\_\_\_\_  
List other non-work income: \_\_\_\_\_  
Have you or Co Applicant ever owned a home? Yes  No   
Past credit problems? Yes  No   
Checking Account? Yes  No   
Savings Account? Yes  No

Your Rental/Criminal History: Have you, your Co Applicant, or any occupant listed above ever:  been evicted or asked to move out?  broken a rental agreement or lease contract?  declared bankruptcy?  been sued for nonpayment of rent?  been sued for damage to rental property?  been convicted of a felony?  received deferred adjudication for a felony?  been arrested for a felony which has not been finally adjudicated (by dismissal, acquittal or conviction)? Please indicate the year, location and type of each felony.  
\_\_\_\_\_  
\_\_\_\_\_

**CO APPLICANT:** Full name: \_\_\_\_\_  
Former Last names (maiden and married): \_\_\_\_\_  
Co Applicant's Social Security #: \_\_\_\_\_  
Driver's license # and state: \_\_\_\_\_  
Birth date: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_  
Sex: \_\_\_\_\_ Eye color: \_\_\_\_\_ Hair Color: \_\_\_\_\_  
College Graduate? Yes  No   
Present Employer: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Work Phone: (\_\_\_\_) \_\_\_\_\_

Position: \_\_\_\_\_  
Your gross monthly income is over: \$ \_\_\_\_\_  
Date you began this job: \_\_\_\_\_  
Supervisor's name and phone: \_\_\_\_\_

## OTHER OCCUPANTS: Name other adult who will occupy the unit without signing the lease.

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Sex: \_\_\_\_\_ DL # \_\_\_\_\_  
Birth date: \_\_\_\_\_ Social Security #: \_\_\_\_\_

## CHILDREN/BIRTHDATE TO OCCUPY APARTMENT:

## YOUR VEHICLES: List all vehicles to be parked by you, your co applicant, or any occupants (including cars, trucks, motorcycles, trailers, etc.)

Make and color of vehicle: \_\_\_\_\_  
Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
**Registration #** \_\_\_\_\_  
Make and color of vehicle: \_\_\_\_\_  
Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
**Registration #** \_\_\_\_\_  
Make and color of vehicle: \_\_\_\_\_  
Year: \_\_\_\_\_ License #: \_\_\_\_\_ State: \_\_\_\_\_  
**Registration #** \_\_\_\_\_

## OTHER INFORMATION:

Do you smoke or does any occupant smoke?  yes  no  
How were you referred?  stopped by,  rental guide,  movie screen,  referral,  rental locator's name \_\_\_\_\_,  friends name,  newspaper,  other: \_\_\_\_\_

## 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 are seriously ill, missing, or in jail or penitentiary according to an affidavit of the above person, or if you die, you authorize  the above person,  your co applicant, and/or  you parent or child to enter you 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 is authorized at our option. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

## DESCRIPTION OF PET: Only the following described pet is authorized to be kept in residents' dwelling unit. No substitutions are allowed. No other pet shall be permitted on the premises by residents or residents' guests or occupants. This prohibition included mammals, reptiles, birds, fish, rodents, and insects.

Type: \_\_\_\_\_ Breed: \_\_\_\_\_  
Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_  
City License Number \_\_\_\_\_  
Name of Pet: \_\_\_\_\_  
Pet House broken?: Yes.

## AUTHORIZATION: I or we authorize Mockingbird Management Company to verify the above information by all available means. Owner is not required to re-verify or investigate preliminary findings.

Applicant's Signature \_\_\_\_\_

Co applicant's Signature \_\_\_\_\_

## The following information will help us serve you better.

Do you require a Carport?  Yes  No.  
Do you require a Garage?  Yes  No.  
Do you require Internet Access  Yes  No.  
Do you require a storage unit  Yes  No.  
Do you require Cable/Satellite service  Yes  No.

## Notice:

- You will be receiving an Access Card to the property.
- You will be receiving a window sticker for your car.
- Water/Sewer/Trash are sub-metered and billed monthly on a separate line item in the rent statement.
- You will be provided with a Resident Hand Book.

# Rental Application for Residents and Occupants

## LEASE APPLICATION

- Names of all residents who will sign Lease Contract \_\_\_\_\_
- Name of Owner: The Barons/Piazza Siena/Toscana \_\_\_\_\_
- Type of Apartment Required \_\_\_\_\_
- Complete Street Address \_\_\_\_\_
- Name 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 guests staying longer than 3 days; \_\_\_\_\_
- Beginning date and ending date of Lease Contract \_\_\_\_\_
- Total Security Deposit \$250/300 \$ \_\_\_\_\_
- Animal deposit \$200/400 or \$250/500 \$ \_\_\_\_\_
- Rent to be paid at on-site manager's office. Amount \$ \_\_\_\_\_
- Prorated rent for \_\_\_\_\_ days of first month \$ \_\_\_\_\_
- Monthly rental due date: 1<sup>st</sup> of the month
- Late-charge date: 3<sup>rd</sup> of the month
- Initial late charge \$45.00; Daily late charge thereafter \$5.00
- Returned-check charge \$45.00
- Animal violation charges: Initial \$100.00; Daily thereafter \$10.00
- Unfurnished Unit;
- Utilities paid by Resident include electricity, gas, water, wastewater, trash, cable TV, master TV antenna;
- You will buy insurance for the contents of your apartment.
- Agreed reletting charge is 85% of the highest months rent.
- Your move-out notice will terminate the Lease Contract on the last day of the month 60 days following Landlord's receipt of the notice.
- Special provisions (see paragraph 10 of Lease Contract)
- Pet Size (dog/cat): 30lbs. Manager to approve other.

### Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached. 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 in paragraph 8, and this payment partially defrays the cost of administrative paperwork. **This fee is 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 paragraph 9. The application deposit is not now considered a security deposit. It will be either: (a) credited to the required security deposit under paragraphs 4 or 5 below; (b) refunded under paragraph 10 below; or (c) retained by us as liquidated damages under paragraphs 6 or 7 below.
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.** You and all co-applicants must sign the Lease Contract within three days after we notify you of your approval in person or by telephone or five days after we mail approval to you. If you or any co-applicant fails to do so, we may retain the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
7. **If You Withdraw Before Approval.** Neither the Application nor the application deposit may be withdrawn by you or any co-applicant. 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 liquidate 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: 1.) a separate Application has been fully filled out and signed by you and each co-applicant; 2) an application fee has been paid to us; 3) \$\_\_\_\_\_ 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 mail or telephone 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 days (not to exceed 30 days; 30 days if left blank) of such disapproval. Refund checks may be made payable to all 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 a 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 Cards.** We'll furnish keys and/or access cards 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): \$35.00 Application deposit (may or may not be refundable): \$250 for 1 bedroom and \$300 for 2 bedroom. 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.

**Acknowledgment.** 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 of 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.

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: \_\_\_\_\_

**This Rental Application and the Lease Contract are binding legal documents when signed. Please read them carefully. Before submitting a Rental Application or signing a Lease Contract, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties. You are entitled to a copy of the Lease Contract after it is fully signed.**

**Applicant's Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of Co Applicant:**  
 \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of Owner's Representative** \_\_\_\_\_

**Date:** \_\_\_\_\_

FOR OFFICE USE ONLY
1. Apt. name or dwelling address (street, city): _____ Unit # or type: _____
2. Person accepting application: _____ Phone: (____) _____
3. Person processing application: _____ Phone: (____) _____
4. Date that applicant or co-applicant was notified by ___ telephone, ___ letter, or ___ in person of ___ acceptance or ___ non-acceptance: (Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)
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): _____