



Property:	
Apt #:	
Rent:	
Agent:	
Move in Date:	

Applicant information

Primary

Last Name:	First Name:	MI:	Phone:	Home:	Business:
Maiden Name:					
SSN:	Drivers License:	Birth Date:			
Marital Status:	<input type="checkbox"/> Single	<input type="checkbox"/> Married	<input type="checkbox"/> Separated		

Spouse

Last Name:	First Name:	MI:	Phone:	Home:	Business:
Maiden Name:					
SSN:	Drivers License:	Birth Date:			
Marital Status:	<input type="checkbox"/> Single	<input type="checkbox"/> Married	<input type="checkbox"/> Separated		

Other Occupants

Last Name:	First Name:	MI:	Age:	Birth Date:
Last Name:	First Name:	MI:	Age:	Birth Date:

Primary Applicant

Present Employer

Company:	Supervisor:	Personal Phone:
Address:	Start Date:	End Date:
Position:	Monthly Gross Income\$:	

Previous Employer

Company:	Supervisor:	Personal Phone:
Address:	Start Date:	End Date:
Position :	Monthly Gross Income\$:	

Present Address

Address:	City:	State:	Zip:
Apartment or Landlord Name:	Phone:		
Residency Dates	Start:	End:	Rent:

Previous Address

Address:	City:	State:	Zip:
Apartment or Landlord Name:	Phone:		
Residency Dates	Start:	End:	Rent:

Previous Address

Address:	City:	State:	Zip:
Apartment or Landlord Name:	Phone:		
Residency Dates	Start:	End:	Rent:

Spouse

Present Employer

Company:	Supervisor:	Personal Phone:
Address:	Start Date:	End Date:
Position:	Monthly Gross Income\$:	

Previous Employer

Company:	Supervisor:	Personal Phone:
Address:	Start Date:	End Date:
Position :	Monthly Gross Income\$:	

Present Address

Address:	City:	State:	Zip:
Apartment or Landlord Name:	Phone:		
Residency Dates	Start:	End:	Rent:

Previous Address

Address:	City:	State:	Zip:
Apartment or Landlord Name	Phone		
Residency Dates	Start:	End:	Rent:

Will you have a pet in the apartment? Yes No

Lease File Information							
Nearest Relative							
Last Name:	First Name:	MI:	Home Phone:				
Address:			Work Phone:				
Emergency Contact							
Last Name:	First Name:	MI:	Home Phone:				
Address:			Work Phone:				
Personal Description							
Primary Applicant							
Height:	Weight:	Hair:	Eyes:				
Spouse							
Height:	Weight:	Hair:	Eyes:				
Vehicle Description							
Vehicle 1	Make:	Model :	Year:	License #:	State:		
Vehicle 2	Make:	Model:	Year:	License#:	State:		
Bank							
Primary Applicant							
Name of Bank:			Phone#:				
Checking Account #:			Savings Account #:				
Spouse							
Name of Bank:			Phone#:				
Checking Account #:			Savings Account #:				
Qualifying Questions				Yes	No	State	
1. Have you or your spouse ever been evicted from Rental Housing? If yes, List State				<input type="checkbox"/>	<input type="checkbox"/>		
2. Have you or your spouse ever been convicted of a crime? If yes, list state				<input type="checkbox"/>	<input type="checkbox"/>		
3. Will there be any other occupants over 18 years of age other than those listed above?				<input type="checkbox"/>	<input type="checkbox"/>		
RELEASE:							
<p>I understand that I acquire no rights in an apartment until I sign this agreement and submit a holding fee in the amount of \$_____. Upon approval of tenancy and the signing of an apartment rental agreement, this fee will be credited against my deposit and/or my first month's rent. In consideration for landlord holding said apartment at _____. I hereby waive all rights to the return of said holding fee and said fee shall be retained as liquidated damages in the event I do not choose to enter into the agreement applied for herein. In the event said application for tenancy is not accepted, holding fee shall be returned to applicant.</p>							
NON-REFUNDABLE APPLICATION FEES							
<p>Pursuant to State and Federal Fair Credit Reporting Acts, this is to inform you that an investigation involving the statements made on your rental application at the above-mentioned apartment complex, as well as inquiries regarding public records, your character, general reputation, personal characteristics and mode of living may be initiated. You have the right to dispute the information reported. Upon written request, you are entitled to a complete and accurate disclosure of the investigation's nature and scope as well as a written summary of your rights and remedies under the Fair Credit Reporting Act. Inquiries should be directed to First Advantage at 12770 Coit Rd Dallas TX 75251. We certify that, to the best of my/our knowledge, all statements are true and complete. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction. I/We authorize Resident Screening, Inc. to obtain all reports and verifications necessary to verify all information put forth in the above application and to furnished all information to the landlord named above.</p> <p>Keys will be furnished only after contemplated lease and other rental documents have been properly executed by all parties and only after applicable rents and security deposits have been paid. This application does not obligate Property to execute a lease or deliver possession of the proposed premises. I understand if Property is unable to deliver possession of proposed apartment on the agreed date for any reason, including holdover of a prior Resident, then Property shall not be liable as a result. Property is also under no obligation to deliver possession of another apartment. By my signature below, I certify that I have read and understand the terms of this rental application.</p> <p>I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy. Equal Housing Opportunity</p>							
Future Resident Signature:		Date		Authorized Consultant		Date	
Future Resident Signature:		Date		Manager Approval		Date	
Manager's Comments:							

**Half Moon Village
Credit Criteria
Updated December 14, 2016**

- ◆ Gross income must be three times the monthly rent
- ◆ Good references from any former landlords
 - Landlord would re-rent
 - Maximum of 1 NSF check
 - Maximum of 2 late rent payments (30 days or less)
- ◆ Fairly good credit
 - Medical collections are not considered negatively
 - Credit score must be 600 or higher for any townhomes
 - Credit score must be 600 or higher to get any full specials that may be offered at application
 - Credit scores from 550- 599 will be considered for conditional acceptance with a full deposit and half of any current special offered
 - Zero credit score is acceptable as long as there are no collection accounts. A full deposit and half of any current special offered
- ◆ No criminal convictions for crimes against persons, property or drug relate felonies in the past seven (7) years. Felony crimes of sexual nature will require an Interactive Dialogue to be considered.
- ◆ Must have valid social security number for application
- ◆ No co-signers except for full time students
- ◆ No rent related collections or suits
- ◆ No evictions
- ◆ No foreclosures within the past 2 years
- ◆ No bankruptcies discharged for less than six months. Credit following any bankruptcy must be good (no collections and a maximum of one 30-day late reporting).

I agree that I have read and understand the above rental criteria.

Applicant Date

Applicant Date

Applicant Date

Applicant Date