



Rental Application for Residents and Occupants
Each co-resident and each occupant over 18 must submit a separate application.
Spouses may submit a joint application.



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Date when filled out:

July 25, 2011

<p>ABOUT YOU Full name <i>textually as on driver's license or govt. ID card</i> _____</p> <p>Your street address <i>as shown on your driver's license or government ID card</i> _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Former last names (maiden and married): _____</p> <p>Your Social Security #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Marital Status: <input type="checkbox"/> single <input type="checkbox"/> married <input type="checkbox"/> divorced <input type="checkbox"/> widowed <input type="checkbox"/> separated</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No Do you or any occupant smoke? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Will you or any occupant have an animal? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>Kind, weight, breed, age: _____</p> <hr/> <p>Current home address (where you now live): _____ Apt. #: _____</p> <p>City/State/Zip: _____</p> <p>Home/cell phone: () _____ Current rent: \$ _____</p> <p>Email address: _____</p> <p>Name of apartment where you now live: _____</p> <p>Current owner or manager's name: _____</p> <p>Their phone: _____ Date moved in: _____</p> <p>Why are you leaving your current residence? _____</p> <hr/> <p>Previous home address (most recent): _____ Apt. #: _____</p> <p>City/State/Zip: _____</p> <p>Apartment name: _____</p> <p>Name of above owner or manager: _____</p> <p>Their phone: _____ Previous monthly rent: \$ _____</p> <p>Date you moved in: _____ Date you moved out: _____</p> <hr/> <p>YOUR WORK Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: () _____</p> <p>Position: _____</p> <p>Your gross monthly income is over: \$ _____</p> <p>Date you began this job: _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>Previous employer (most recent): _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: () _____</p> <p>Position: _____</p> <p>Gross monthly income was over: \$ _____</p> <p>Dates you began and ended this job: _____</p> <p>Previous supervisor's name and phone: _____</p> <hr/> <p>YOUR CREDIT HISTORY Your bank's name, city, state: _____</p> <p>Last major credit cards: _____</p> <p>Other non-work income you want considered. Please explain: _____</p> <p>Past credit problems you want to explain. (Use separate page)</p> <hr/> <p>YOUR RENTAL/CRIMINAL HISTORY <i>You must check if applicable:</i> Have you, your spouse, or any occupant listed in this Application ever <input type="checkbox"/> been evicted or asked to move out? <input type="checkbox"/> moved out of a dwelling before the end of the lease term without the owner's consent? <input type="checkbox"/> declared bankrupt? <input type="checkbox"/> been sued for rent? <input type="checkbox"/> been sued for property damage? <input type="checkbox"/> 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? <input type="checkbox"/> been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any means? <input type="checkbox"/> 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. <i>Your responses for answers "no" to any item are checked above.</i></p>	<p>YOUR SPOUSE Full name: _____</p> <p>Former last names (maiden and married): _____</p> <p>Spouse's Social Security #: _____</p> <p>Driver's license # and state: _____</p> <p>OR govt. photo ID card #: _____</p> <p>Birthdate: _____ Height: _____ Weight: _____</p> <p>Sex: _____ Eye color: _____ Hair color: _____</p> <p>Are you a U.S. citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Present employer: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: () _____ Cell phone: () _____</p> <p>Position: _____</p> <p>Email address: _____</p> <p>Date began job: _____ Gross monthly income is over: \$ _____</p> <p>Supervisor's name and phone: _____</p> <hr/> <p>OTHER OCCUPANTS <i>Names of all persons under 18 and other adults who will occupy the unit without signing the lease. Continue on separate page if more than three.</i></p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <p>Name: _____ Relationship: _____</p> <p>Sex: _____ DL or govt. ID card # and state: _____</p> <p>Birthdate: _____ Social Security #: _____</p> <hr/> <p>YOUR VEHICLES <i>List all vehicles owned or operated by you, your spouse, or any occupants (including cars, trucks, motorcycles, trailers, etc.) Continue on separate page if more than three.</i></p> <p>Make, model and color: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make, model and color: _____</p> <p>Year: _____ License #: _____ State: _____</p> <p>Make, model and color: _____</p> <p>Year: _____ License #: _____ State: _____</p> <hr/> <p>WHY YOU RENTED HERE Were you referred? <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, by whom.</p> <p>Name of locator or rental agency: _____</p> <p>Name of individual locator or agent: _____</p> <p>Name of friend or other person: _____</p> <p>Did you find us on your own? <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, fill in information below.</p> <p><input type="checkbox"/> Internet site: _____</p> <p><input type="checkbox"/> Rental publication: _____ <input type="checkbox"/> Stopped by _____</p> <p><input type="checkbox"/> Newspaper (name): _____ <input type="checkbox"/> Other: _____</p> <hr/> <p>EMERGENCY <i>Emergency contact person over 18, who will not be living with you.</i></p> <p>Name: _____</p> <p>Address: _____</p> <p>City/State/Zip: _____</p> <p>Work phone: () _____ Home phone: () _____</p> <p>Cell phone: () _____ Relationship: _____</p> <p>If you die or are seriously ill, missing, or incarcerated according to an affidavit of <i>(check one or more)</i> <input type="checkbox"/> the above person, <input type="checkbox"/> your spouse, or <input type="checkbox"/> 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.</p> <hr/> <p>AUTHORIZATION I or we authorize (owner's name) _____</p> <p>TNPPM Village Townhomes, LLC _____</p> <p>By: (1) share the above information with owner's alternate provider, and (2) 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.</p> <p>Applicant's signature _____</p> <p>Spouse's signature _____</p>
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Contemplated Lease Contract Information

To be filled in until the Lease Contract is not signed by resident(s) at time of application for rental

The TAA Lease Contract to be used must be the latest version of (check one) the Apartment Lease, the Residential Lease, or the Condominium/Townhome Lease, unless an earlier version is initiated by resident(s) and attached to this Application. The blanks in the contract will contain the following information:

- Names of all residents who will sign Lease Contract _____
- Name of Owner/Lessor: **TNPPM Village Townhomes, LLC**
- Property name and type of dwelling (bedrooms and baths): **Village Townhomes 3/3**
- Complete street address: **532 North Chicago Ave Unit**
City/State/Zip: **Lubbock, TX 79416**
- Names 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 **7** days;
- Beginning date and ending date of Lease Contract _____
- Number of days notice for termination **60** ;
- Total security deposit \$ _____ ; Annual deposit \$ _____
- # of keys/access devices for _____ unit, mailbox, other **garage**
- Total monthly rent for dwelling unit \$ _____
- Rent to be paid: at the onsite manager's office; through our online payment site; at _____
- Prorated rent for: first month or second month \$ _____
- Late charges due if rent is not paid on or before: **3rd** ;
- Initial late charge \$ **50.00** ; Daily late charge \$ **10.00** ;
- Returned-check charge \$ **45.00** ;
- Annual violation charges: Initial \$ **100.00** ; Daily \$ **10.00** ;
- Check if the dwelling is to be furnished;
- Utilities paid by owner (check all that apply): electricity, gas, water, wastewater, trash, cable TV, master antenna, internet, other utilities _____
- Utility connection charge \$ _____
- You are (check one) required to buy insurance or not required to buy insurance;
- Agreed reletting charge \$ _____
- Security deposit refund check will be by: (check one)
 one check jointly payable to all residents (default), OR
 one check payable and mailed to _____
- Your move-out notice will terminate Lease Contract on (check one):
 last day of month, or exact day designated in move-out notice;
- If dwelling unit is house or duplex, owner will be responsible under paragraph 26 of the Lease Contract for lawn/plant maintenance, lawn/plant watering, picking up trash from grounds, lawn/plant fertilization, trash receptacles. If not checked, applicant will be responsible. The applicant will be responsible for the first \$ _____ of each repair.
- Special provisions regarding parking, storage, etc. (see attached page, if necessary): _____

Application Agreement

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached—or, if no Lease Contract is attached, the Lease Contract will be the current TAA Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Information above.
2. **Application Fee (may or may not be refundable).** You have delivered to our representative an application fee in the amount indicated in paragraph 14 below, and this payment partially defrays the cost of administrative paperwork.
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 the amount indicated in paragraph 14. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7, or fail to answer any question or give false information.
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.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone, or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
7. **If You Withdraw Before Approval.** You and any co-applicants may not withdraw your Application or the application deposit. If, before signing the Lease Contract, you or any co-applicant withdraws an Application or notifies us that you're changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated 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 (unless checked): a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
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 _____ 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 business 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 Devices.** We'll furnish keys and/or access devices 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 (may or may not be refundable): \$ _____
Application deposit (may or may not be refundable): \$ _____
Administrative fee (refundable only if not approved): \$ _____
Total of above fees and application deposit: \$ _____
Total amount of money we've received to this date: \$ _____
15. **Signature.** Our representative's signature indicates our acceptance only of the above application agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

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: _____

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. You acknowledge that you had an opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, credit history, current income, and rental history. You understand that if you do not meet our rental selection criteria or if you fail to answer any question or give false information, we may reject the application, retain all application fees, administrative 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 from the non-prevailing party all attorney's fees and litigation costs. 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. Fax or electronic signatures are legally binding. You acknowledge that our privacy policy is available to you.

Right to Review the Lease. Before you submit an application or pay any fees or deposits, you have the right to review the Rental Application and Lease Contract, as well as any community rules or policies we have. You may also consult an attorney. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed application and any other required information or monies to rent that dwelling. Additional provisions or changes may be made in the Lease Contract if agreed to in writing by all parties. You are entitled to an original of the Lease Contract after it is fully signed.

Applicant's Signature: _____ Date: _____

Signature of Spouse: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____

FOR OFFICE USE ONLY

1. Apt. name or dwelling address (street, city): **TNPPM Village Townhomes, LLC**
2. Person accepting application: _____ Unit # or type _____
3. Person processing application: _____ Phone: (____) _____
4. Date that applicant or co-applicant was notified by telephone, letter, or in person of acceptance or nonacceptance: _____
(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 at multiple applications): _____
6. Name of owner's representative who notified above person(s): _____

Jupiter Communities, L.L.C. supports The Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, national origin, sex, handicap, or familial status. The following qualification standards will be required from every applicant.

Rental Application: Applicant must be of legal age, eighteen (18) years and over. Everyone who will be residing in the apartment and is over the legal age of eighteen (18) years must submit an application and pay the application fee. All applicants must provide a valid Driver's License, State identification card, Military ID or U.S. Government issued picture ID.

In order to help us complete your application in a timely manner, we ask that you complete every section of the application. There should be no lines left blank. If a line does not apply, please fill it in with N/A. If you need to call us back with more information, please do so within your 72 hour grace period. Be sure to sign the application and date it where indicated. The lease does not become effective until the application is approved by Management.

OCCUPANCY STANDARD: TWO PERSON MAXIMUM OCCUPANCY PER BEDROOM.

AVAILABILITY POLICY: Apartments become available to prelease when the current resident submits a written notice to vacate.

AGE REQUIREMENT: Lease Holder(s) must be eighteen (18) years or older. All occupants eighteen (18) years or older will be required to complete an application (even if living with parent or guardian).

INCOME REQUIREMENT: The gross monthly income of all lease holder(s) will be considered jointly, and should equal 3 times the rental amount on the apartment. All income must be verifiable. Verifiable income may include two recent paystubs, previous year's tax return, and a recent offer letter from your current employer.

EMPLOYMENT VERIFICATION: Lease Holder(s) must have stable and verifiable employment or, if unemployed or retired, will be considered self-employed and must meet the guidelines for self employment.

SELF EMPLOYMENT: Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, base salary plus commission, tips, or bonuses will be considered self-employed.

RENTAL HISTORY: Up to 84 months of resident history will be reviewed and must exhibit no derogatory references (such as evictions, filing of initial evictions for the past 6 months or apartment collections). Any debt owed to an apartment community or a utility company must be paid before an application can be approved.

CREDIT REQUIREMENTS: The credit history will be reviewed and no more than 50 % of the total accounts reported can be over 60 days past due, or charged to collection in the past two (2) years. The establishment of credit history will also be reviewed.

ANIMALS: All animals are subject to management approval and community policy.

APPLICATION FEE: A \$35.00 non-refundable application fee per applicant or per letter of guarantor is required.

CRIMINAL HISTORY: ; A criminal background check will be conducted on each applicant. The application will be denied for any of the following: Felony records in the last 25 years, any Violent Crimes Against Persons or sexual in nature for the past 100 years, Serious Misdemeanors in the last 5 years, exact name match on the OFAC Watch list, name or Date of Birth matches on the Registered Sex Offender Database, persons who have been charged with, convicted or received deferred adjudication for a felony or a misdemeanor involving these crimes.

CO-SIGNER/GUARANTOR: A COSIGNER/GUARANTOR AND/OR ADDITIONAL SECURITY DEPOSIT MAY BE REQUIRED IN THE CASE OF ONE OF THE FOLLOWING: 1) Unsatisfactory Income; 2) Unsatisfactory credit rating; 3) Insufficient rental history.

If you do not meet one or more of the above criteria, you may be able to qualify for an apartment with a third party guarantor. The guarantor must pass the same application and screening process that you must pass, except the gross monthly income of the guarantor must equal 4 times the rental amount of the apartment.

By signing below, applicant(s) acknowledge(s) and accepts the lease application will be approved or rejected on the basis of the information above. Falsification of any information on the lease application or incomplete documentation will result in a decline of the apartment rental. Applicant(s) also agree(s) to submit all documents necessary to complete the application within 72-hours of the application date. All information must be verifiable. Failure to provide the documentation will result in a declined application and forfeit of all fees paid to reserve the apartment home.

_____/_____
Applicant Date

_____/_____
Applicant Date

_____/_____
Applicant Date

_____/_____
Agent for Owner Date

