

# RENTAL APPLICATION

Applicant Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_ Age \_\_\_\_\_ Years of School \_\_\_\_\_  
FIRST MIDDLE OR MAIDEN LAST

Co-Applicant Name: \_\_\_\_\_ Date of Birth \_\_\_\_\_ Age \_\_\_\_\_ Years of School \_\_\_\_\_  
FIRST MIDDLE OR MAIDEN LAST

Marital Status:(circle one) Married Single Divorced If Divorced-how long \_\_\_\_\_ Number of Children: \_\_\_\_\_ Ages \_\_\_\_\_

Applicant SS# \_\_\_\_\_ Drivers License # \_\_\_\_\_ Spouse SS# \_\_\_\_\_ Drivers License # \_\_\_\_\_

Applicant Phone # \_\_\_\_\_ Spouse or Other Phone # \_\_\_\_\_

Email: \_\_\_\_\_ Spouse \_\_\_\_\_

Present Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Circle One: Own Rent How Long \_\_\_\_\_ Landlord or Lender Name: \_\_\_\_\_ City \_\_\_\_\_ PH # \_\_\_\_\_

Previous Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Circle One: Own Rent How Long \_\_\_\_\_

Landlord or Lender Name: \_\_\_\_\_ City \_\_\_\_\_ STATE \_\_\_\_\_ PH # \_\_\_\_\_

Applicant Monthly Gross Pay \_\_\_\_\_ Spouse Monthly Gross Pay \_\_\_\_\_ Other Income(describe) \_\_\_\_\_ \$-month \_\_\_\_\_

Monthly House or Lease Payment Amount: \$ \_\_\_\_\_ Monthly Car Payment Amount(s): \$ \_\_\_\_\_ Monthly Visa Payment: \$ \_\_\_\_\_

Other Payments (List type and amounts) \_\_\_\_\_

Applicant Employer: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone # \_\_\_\_\_

Applicant Position at Work \_\_\_\_\_ Number of Years With Present Employer \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Number of Years With Employer \_\_\_\_\_

Spouse Employer: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone # \_\_\_\_\_

Spouse Position at Work \_\_\_\_\_ Number of Years With Present Employer \_\_\_\_\_

Previous Employer: \_\_\_\_\_ Number of Years With Employer \_\_\_\_\_

Name of Bank: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Contact Officer at Bank \_\_\_\_\_

Phone Number \_\_\_\_\_ Type of Accounts (circle all that apply) Checking Savings CD Loans

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Phone Number \_\_\_\_\_ Type of Accounts (circle all that apply) Checking Savings CD Loans

List Any Other Financial References:

Name: \_\_\_\_\_ City \_\_\_\_\_ Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_

Name: \_\_\_\_\_ City \_\_\_\_\_ Contact Person \_\_\_\_\_ Phone # \_\_\_\_\_

Will there be any indoor pets? \_\_\_\_\_ If so, please describe \_\_\_\_\_

I, \_\_\_\_\_ & \_\_\_\_\_ do hereby give my consent for Crowell Properties Management of 8979 Hwy 287 South, Corsicana, Texas 75109 to expedite any past history check of credit, civil, criminal, and any other information he deems necessary to validate me as responsible person. Please include last 3 pay stubs with this application.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Send to address above or FAX to 903-200-0307 with last 3 copies of paychecks and pay history from last landlord.

## Rental Selection Criteria

We are delighted that you are interested in leasing a dwelling in our community. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

- A separate rental application must be fully completed, dated and signed by each applicant. Spouses can complete one rental application.
- The rental application will be reviewed when submitted to ensure we have all information needed to determine your eligibility.
- Each applicant must provide a government photo identification and allow it to be photocopied.
- Applicants who are first-time renters or who do not have sufficient income under the bullet point 6 below, may qualify by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least four (4) times the monthly rent and must meet all other qualifying criteria (adjustments can be made, dependent upon monthly expenditures). The guarantor must complete and sign a lease guaranty agreement. The lease may be guaranteed only by a relative or employer. Guarantors may be held responsible for the entire rent and other costs, such as damages, as long as you live at this property.
- If applicant's family will be occupying the dwelling, the family size must be appropriate for the available home, i.e., no more than three adults and four children per home
- Employment and monthly income must be verifiable. The home rent must be within 30-33% of the monthly net income of the applicant. (Otherwise, a guarantor is necessary.)
- Criminal background checks are performed for the safety of residents, employees, and property.
- Applicant(s) may be denied occupancy for the following reasons:
  - (A) Falsification of application by any applicant. (B) Incomplete application by any applicant.
  - (C) Insufficient income (total of all applicants)
  - (D) Criminal conviction history of violent or sexual crime committed by an applicant or by other occupants (including children) who plan to live in unit. Each case will be reviewed and decisions will be made based upon the conviction, type of conviction, age of applicant at the time of conviction, date of conviction, and other factors that may be considered during the review process.
  - (E) Poor credit history of any applicant, although applicants can be approved with additional deposits as determined at the time of application.
  - (F) Poor rental profile of any applicant (rental history reports are obtained.) Rental history of: (a) Non-payment or frequent late payment of rent. (b) Evictions (c) drug use (d) Poor housekeeping (e) Poor supervision of applicant's children (f) Unruly or destructive behavior by applicant, applicant's or applicant's or applicant's guests. (g) Violence to persons or property by applicant, applicant's children or applicant's guests.
  - (G) Having any pet that may be deemed dangerous. (Pitbull dogs or mixes of Pitbull dogs, Doberman Pinschers, German Shepherds, Rottweiler, Huskies, Alaskan Malamutes, and Chows aren't allowed) Other pets will need to be approved on an individual basis and approval of any pet is at our discretion. No un-neutered male cats are allowed. We only allow a maximum of three (3) pets per household and only two (2) of them being indoor pets. Approval doesn't relieve you of being responsible for the pet.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or family status.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY (WHICH I AGREE TO WITH THIS SIGNATURE), CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL SELECTION CRITERIA OR IF I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT THE APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND DEPOSITS AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPENSE, AND TERMINATE MY RIGHT OF OCCUPANCY.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

In addition to the application you will need to provide last 3 pay-stubs for each applicant plus your current dwelling pay history for the last year of a letter from your current landlord via email ([info@crowellproperties.com](mailto:info@crowellproperties.com)) or via fax @ 903-200-0307.