

RESIDENTIAL LEASE APPLICATION

BASIC RENTAL CRITERIA

- All applicants must be at least eighteen (18) years of age or older.
- Applicant must have verifiable current employment or income with a gross monthly income of at least three (3) times that monthly rent rate. In the event that the applicant has been at his/her current job for a period of six (6) months or less, then the applicant must provide verification of prior employment. Should the applicant be self-employed, he or she must then provide a copy of the previous year's tax return.
- Applicant must have a verifiable rental reference of six (6) months or more with a lease term fulfilled and a copy of the thirty (30) day written notice to vacate current or previous address provided. Applicant must not have more than two (2) late payments and/or non-sufficient fund (NSF) checks in one (1) year of residency. Any applicant with questionable rental history or a prior eviction may be subject to denial of application.
- Applicant credit reports must be in good and acceptable standing. Medical collection accounts will be the only exception in determining acceptable credit. Personal bankruptcies shall be allowable as long as the applicant meets all other qualifications and criteria and has re-established a good credit rating.
- Any and all adults must complete a rental application, be listed on the lease as a resident, and have full liability to fulfill all terms and conditions of the lease.
- Roommates must have a gross monthly income of at least two (2) times the rental rate, and they must each fill out an application and pay an application fee and meet qualification criteria.
- A Lease Guarantor will be accepted on behalf of full time students and for persons with no prior rental or credit history. A Lease Guarantor must complete a Lease Contract Guaranty. Income requirement for a co-signer is six (6) times the monthly rental amount.
- **MAXIMUM OCCUPANCY STANDARDS:**
 - 1 Bedroom has a maximum occupancy of two (2) persons
 - 2 Bedroom has a maximum occupancy of four (4) persons

- A family may occupy a premise as long as the family does not exceed a maximum of two (2) persons per bedroom plus a child who is less than six (6) months old and sleeps in the same bedroom with the child's parent or guardian. If the applicant is pregnant or has a child less than six (6) months old at the time of moving in and the newborn child reaches six (6) months of age during the lease term, the resident may stay in the premises for the duration of the lease term. Under no circumstance can the applicant remain on the premises where occupants exceed the maximum occupancy standards.

I have read and agree to the above rental criteria requirements.

(Applicant Signature)

(Dated)

LEASING SCREENING APPLICATION

LESSOR INFORMATION

Lessor Name:

Lessor Mailing Address: PO Box 294000, Kerrville, TX 78029-4000

Lessor Telephone: 830-928-7900

Lessor Email: jpratt@jackpratt.net

LEASED PROPERTY INFORMATION

Leased Property Address: 1413 Cedar Drive, Kerrville, Texas 78028

Number of Bedrooms: One (1)

APPLICANT INFORMATION

Applicant Name: _____

Date of Birth: _____

Social Security Number: _____

Driver License Number: _____

Current Address: _____

Phone Number: _____

Email Address: _____

How long at current Address? _____

FAMILY OR ROOMMATE INFORMATION

Name of Person

Relationship to Applicant

PERSONAL HISTORY

EMERGENCY CONTACT

Name: _____

Relationship: _____

Phone Number: _____

APPLICANT CERTIFICATION

I, _____, certify that the information provided in this Residential Lease Application is true and correct to the best of my knowledge as of the date set forth below. I acknowledge that the Lessor shall rely on the information contained herein and I authorize the Lessor to verify any or all information provided.

(Applicant Signature)

(Dated)

FAIR HOUSING DISCLOSURE

The Fair Housing Act of 1968, as amend by the Fair Housing Act Amendments of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, or familial status. Except as permitted by the Housing for Older Persons Act of 1955, lessor is committed to complying with the letter and spirit of the laws which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.