

Rental Application

Shoal Point Apartments
813 Bay Street (Office #85)
Texas City, TX 77590
409-945-2866
shoalpointe@gmail.com

For Office Use Only

Date: _____
Date of Occupancy: _____
Size of Apt Desired: _____
Apartment # _____

Approved
Not Approved

| DATE | PAYMENT REC | AMOUNT |
|------|-------------|--------|
| | App Fee | |
| | Deposit | |
| | Rent | |
| | | |

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PERSONAL INFORMATION

APPLICANT'S FULL NAME _____ Telephone Number _____
Social Security No. _____ Driver's License No/State: _____
Email address: _____ Date of Birth: _____
CO-APPLICANT'S FULL NAME _____ Telephone # _____
Social Security # _____ DL #/State _____

| Full Names and BIRTH DATES of All Other Residents. | Relationship to you. | Telephone Number |
|--|----------------------|------------------|
| | | |
| | | |
| | | |

How Many Pets do you Own? _____ Weight/Age of Pet _____ I OWN A VACUUM CLEANER YES NO
How did you hear about us? _____ I WORK Days Nights

RESIDENCE HISTORY

PRESENT ADDRESS (CITY, STATE, ZIP CODE): _____ Dates living there (from-to): _____
Present Landlord: _____ Telephone: _____
Monthly Rent: _____ Reason for Moving: _____
PREVIOUS ADDRESS (CITY, STATE, ZIP CODE): _____ Dates (from-to) _____
Previous Landlord _____ Telephone: _____
Monthly Rent: _____ Reason for Moving: _____

EMPLOYMENT INFORMATION

PRESENT EMPLOYER _____ Dates: From _____ To _____
Employer's Address (CITY, STATE, ZIP CODE) _____ Telephone: _____
Position: _____ Supervisor _____ Gross Monthly Salary \$ _____
PREVIOUS EMPLOYER _____ Dates: From _____ To _____
Employer's Address (CITY, STATE, ZIP CODE) _____ Telephone _____
Position _____ Supervisor _____ Gross Monthly Salary \$ _____
CO-APPLICANT'S EMPLOYER _____ Dates: From _____ To _____
Employer's Address (CITY, STATE, ZIP CODE) _____ Telephone _____
Position _____ Supervisor _____ Gross Monthly Salary \$ _____
Other income you wish considered _____ Total Gross Monthly Household Income: \$ _____

OTHER INFORMATION

Vehicles (total number) _____ Make _____ Year _____ Color _____ License/State _____
Make _____ Year _____ Color _____ License/State _____

| HAVE YOU OR CO-APPLICANT EVER: | YES | NO | YES | NO | |
|---|--------------------------|--------------------------|--|--------------------------|--------------------------|
| Been asked to move out or been evicted? | <input type="checkbox"/> | <input type="checkbox"/> | Declared Bankruptcy? | <input type="checkbox"/> | <input type="checkbox"/> |
| Broken a Rental Agreement? | <input type="checkbox"/> | <input type="checkbox"/> | Had credit problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| Been convicted of a crime? | <input type="checkbox"/> | <input type="checkbox"/> | Are you or any occupant a registered sex offender? | <input type="checkbox"/> | <input type="checkbox"/> |

In Case of Personal Emergency, Notify: _____ Telephone: _____ Relationship: _____

I hereby authorize the landlord or agent, at any time before, during, or after tenancy to obtain a copy of my/co-applicant's credit report, obtain a criminal background check of myself or any occupant, verify rental or employment history, verify funds in my bank account or verify any other information related to this application. Applicant represents that the statements are true and complete.

APPLICANT'S SIGNATURE _____ DATE _____ CO-APPLICANT _____ DATE _____

Shoal Pointe Apartments
813 Bay Street (#85)
Texas, City Texas 77590
Tel 409-945-2866, shoalpointe@gmail.com

We will comply with all state and federal fair housing and anti-discrimination laws and will not discriminate against any person because of race, color, religion, sex, national origin, familial status or handicap.

Please take time to review our application criteria and discuss any questions you may have before you submit an application. **The application fee is nonrefundable.**

- All persons residing in the apartment must be listed on the application and subsequently (if approved) on the lease agreement. Persons 18 years of age and older must provide a valid driver's license or state issued photo ID.
- The number of occupants in the apartment may not exceed 2* per bedroom or 3*per bedroom in the townhouses (*children under age 2 are not considered occupants).

The application is reviewed on the basis of:

1. **Accuracy** of the ID, name, license, social security number and list of all occupants who will be living in the apartment. Applications may not contain false, misleading or incomplete information.
2. **Favorable residential history** with prior lease agreements fulfilled. Examples of a negative history include rule violations, criminal activity, damaged property, evictions, rental judgments. A history of multiple moves, nonpayment and late payments is negative. Other considerations are a history of poor housekeeping, poor supervision of applicant's children, unruly or destructive behavior, and violence by applicant, applicant's children or guests to persons or property.
3. **Ability to responsibly fulfill financial obligations.** Verifiable evidence of ability to pay the rent on the type of unit requested includes validation by the supervisor of employment, pay check stubs, tax returns, positive credit history. The following is not viewed in a positive light: no employment, no credit history, past due payment history, collections, bankruptcies, foreclosures, multiple IDs, and multiple addresses.
4. **Favorable background check.** Disclosure on the application must coincide with the background check.

The guidelines are strictly for our use and in no way promise an apartment or unit availability. Within Fair Housing guidelines we evaluate each criterion in the application separately. On a case by case basis we may waive or modify some criteria based on our reasoned judgment. We will continue to monitor each occupant for compliance after the resident signs the lease.

I acknowledge that I have reviewed the Property's selection criteria which include reasons the application may or may not be approved.

Applicant
Rev/vb/12/08

Date

Applicant

Date