



Shoal Flats Management

Tenant Application Packet

Please complete, sign and date the following

Residential Lease Application & Authorization to Obtain Credit Report/Background Check.

Return it back to our office along with \$30.00 cash, money order or check for processing.

All adults 18+ that are responsible for lease must apply.

Please allow up to 3 days for response.

650 MINIMUM CREDIT SCORE REQUIRED FROM ONE TENANT

TEXAS RESIDENTIAL RENTAL APPLICATION

(1 form per applicant)

APPLICANT

Applicant's Full Name: _____

Social Security Number: _____ Date of Birth: _____

Phone Number: _____ Email: _____

Driver's License # & State of Issue: _____

Do any occupants smoke? Yes No

Are you in the military? Yes No

Do you have any pets? Yes No

Animal Type: _____ Breed: _____ Weight: _____ Age: _____

Animal Type: _____ Breed: _____ Weight: _____ Age: _____

Additional Info/Pets: (No Pit Bulls, Pit Bull Mixes or Rottweilers – ONE DOG LIMIT PER UNIT)

CURRENT RESIDENCE

Property Type: Apartment | Condo/Townhome | Home | Other: _____

Property Address: _____

City/State/Zip: _____

Monthly Rent (\$): _____

Move-in Date: _____ Expected Move-out Date: _____

Reason for Moving: _____

Current Owner/Management Company: _____

Current Landlord Number: _____ Have You Given Notice? Yes No

PREVIOUS RESIDENCE – If less than a year at current residence must provide.

Property Type: Apartment | Condo/Townhome | Home | Other: _____

Property Address: _____

Monthly Rent (\$): _____

Move-in Date: _____ Date Moved-out: _____

Reason for Moving: _____

Current Owner/Management Company: _____

Current Landlord Number: _____

CURRENT EMPLOYER

Company Name: _____

Employer's Address: _____

Contact Number: _____ Position: _____

Date Started: _____ Gross MONTHLY Income: \$ _____

How often do you get paid? _____

EMERGENCY CONTACT PERSON

Full Name: _____ Contact Number: _____

Address: _____ City/State/Zip: _____

VEHICLE(S)

Do you own a vehicle? Yes (describe below) No

Make: _____ Model: _____ Year: _____

Color: _____ Plate #: _____ State: _____

Do you own a second vehicle? Yes (describe below) No

Make: _____ Model: _____ Year: _____

Color: _____ Plate #: _____ State: _____

LIST ALL OCCUPANTS UNDER THE AGE OF 18

Name/Relationship/Birthday/Sex:

- _____
- _____

- _____
- _____
- _____

BACKGROUND INFORMATION

Have you ever been evicted or a defendant in an eviction action? Yes No

If yes, describe:

Have you ever filed, or are you in the process of filing bankruptcy? Yes No

If yes, describe:

Do you have any outstanding balances with past landlords? Yes No

If yes, describe:

Have you ever been sued for property damages or un-paid rent? Yes No

If yes, describe:

Have you ever been arrested, charged, or convicted of a felony or violent crime? Yes No

If yes, describe:

Additional info you would like us to consider regarding any of the information on this application:

CONSENT & ACKNOWLEDGMENT

I hereby certify that I am at least 18 years of age and that all information given on this application is true and correct. I authorize the Landlord and its agents to obtain an investigative consumer credit report including, but not limited to, credit history, OFAC search, landlord/tenant court record search, criminal record search and registered sex offender search. I authorize the release of information from previous or current landlords, employers, bank representatives, and personal references. I agree to furnish additional credit and/or personal references upon request. I understand incomplete or incorrect information provided in this application may cause a delay in processing which may result in denial of tenancy. This investigation is for resident screening purposes only and is strictly confidential. I hereby hold Landlord and its agents free and harmless of any liability for any damages arising out of any improper use of this information.

Important information about your rights under the Fair Credit reporting Act:

- You have a right to request disclosure of the nature and scope of the investigation.
- You must be told if information in your file has been used against you.
- You have a right to know what is in your file, and this disclosure may be free.
- You have the right to ask for a credit score (there may be a fee for this service).
- You have the right to dispute incomplete or inaccurate information. Consumer reporting agencies must correct inaccurate, incomplete, or unverifiable information.

Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Avenue N.W., Washington D.C. 20580.

In connection with my application for housing, I understand that the property owner/agent may obtain one or more consumer reports, which may contain public information, for the purposes of evaluating my application. These consumer reports will be obtained from one or more of the following consumer reporting agencies:

- Equifax, E.C.I.F., P.O. Box 740241, Atlanta, GA, 30374-0241, (800) 685-1111
- Trans Union, Regional Disclosure Center, 1561 Orangethorpe Ave., Fullerton, CA, 92631, (714) 738-3800
- Experian (TRW), Consumer Assistance, P.O. Box 949, Allen, TX, 75002, (888) 397-3742

These consumer reports are defined as investigative consumer reports. These reports may contain information on my character, general reputation, personal characteristics, and mode of living. In connection with my application for housing, I authorize owner/agent to obtain a consumer report from the consumer reporting agencies listed above.

Applicant's Signature: _____

Printed Name: _____ **Date:** _____