



## Residential Lease Application

*Each occupant and co-applicant 18 years or older must submit a separate application.*

Property Address: \_\_\_\_\_  
Expected Move-In Date: \_\_\_\_\_  
Monthly Rent: \_\_\_\_\_  
Security Deposit: \$ \_\_\_\_\_

Applicant Information			
Name (first, middle, last):			
Email:		Phone:	
Date of birth:	SSN:	Driver License No.	
Current address:			
City:		State:	ZIP Code:
<input type="checkbox"/> Own <input type="checkbox"/> Rent (check one)	Monthly payment or rent:	Date Moved-In:	
Landlord or Property Manager's Name:			
Email:		Phone:	
Reason For Move:			
Previous address:			
City:		State:	ZIP Code:
<input type="checkbox"/> Own <input type="checkbox"/> Rent (check one)	Monthly payment or rent:	Date Moved-In:	Date Moved-Out:
Landlord or Property Manager's Name:			
Email:		Phone:	
Reason For Move:			
Employment Information			
Current Employer:			
Address:			
City:		State:	ZIP Code:
Supervisor's Name		Phone:	Email:
Start Date:	Position:	Gross Monthly Income:	
Previous Employer:			
Address:			
City:		State:	ZIP Code:
Supervisor's Name		Phone:	Email:
Employed From / / to / /	Position:	Gross Monthly Income:	
Describe Other Income Applicants Wants Considered:			
Emergency Contact			
Name of a person not residing with you:			
Address:			
City:		State:	ZIP Code:
Phone:		Email:	
Relationship:			

**Name all other persons who will occupy the Property.**

Name:	Relationship:	Age:
Name:	Relationship:	Age:
Name:	Relationship:	Age:
Name:	Relationship:	Age:

**Automobiles**

List All Vehicles to be parked on the Property.

Type	Year	Make	Model	License/State	Monthly Payment

**Pets**

Requires a Non-Refundable Pet Fee and Must Be Approved By The Homeowner. Any Pets?  Yes  No

Breed	Age	Weight	Gender	Name

**Questionnaire**

Does anyone who will occupy the property smoke?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Has applicant ever been evicted or had an eviction notice served on him/her?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Has applicant ever broken a lease or rental agreement?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Has applicant ever filed for bankruptcy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Has applicant ever willfully and intentionally refused to pay any rent when due?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Is any occupant a registered sex offender?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Are there any criminal matters pending against any occupant?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If Yes, Explain in Additional Comments
Does applicant have a checking account?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If No, Explain in Additional Comments
Is the total move-in amount available now?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If No, Explain in Additional Comments

**Additional Comments**

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**AUTHORIZATION:** Applicant represents that the statements in this application are true and complete, and hereby, authorizes Landlord and/or Landlord’s Representative, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant’s credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

**Applicant understands that providing inaccurate or incomplete information is grounds for rejection of the application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.**

**Signing this application indicates that Applicant has had the opportunity to review Landlord’s tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.**

\_\_\_\_\_  
Applicant’s Signature Date



## AUTHORIZATION TO RELEASE INFORMATION

I, \_\_\_\_\_ (Applicant), have submitted an application to a property located at \_\_\_\_\_ (address, city, state, zip).

The Landlord or Landlord's Representative is:

**NaTarrio Jones**  
\_\_\_\_\_  
**2925 Gulf Freeway South Suite B #232**  
\_\_\_\_\_  
**League City, TX 77573**  
\_\_\_\_\_  
**832.821.6517**  
\_\_\_\_\_  
**natarrio.jones@j1sproperties.com**  
\_\_\_\_\_

I give my permission:

1. to my current and former employers to release any information about my employment history and income history to the above-named person;
2. to my current and former landlords to release any information about my rental history to the above-named person;
3. to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
4. to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
5. to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



## RESIDENT SELECTION CRITERIA

- Application fee is **\$40 per applicant** and is **NON-REFUNDABLE**. Cashier's check, money order or cash only.
- Application will **NOT** be processed until application fee is received as well as **verification of identity and supporting documentation**.
- Approved applicant is required to **sign a rental agreement** and pay the **security deposit within 48 hours of approval** (or receipt of lease to be signed). **Any other applications could be received and approved if rental agreement is not signed within the specified timeframe.**
- Minimum **Gross** monthly income must be equal or greater than **3 times the rental amount**.
- Applicants with a credit score **below 550** require an **additional security deposit** and/or **co-signer** and **MUST** be approved by the homeowner.
- Applicants will be **DENIED** for the following:
  - **Any Felonies**
  - Any sexual related offenses
  - Any prior evictions

### Pet Requirements:

- Pet fee is **\$300** per pet and is **NON-REFUNDABLE**.
- Maximum of **2 pets allowed**
- **25 lb.** weight limit **Fully Grown**

**ADDITIONAL SECURITY DEPOSIT AND/OR CO-SIGNER IS REQUIRED FOR WAIVER OF ANY SELECTION CRITERIA AND MUST BE APPROVED BY THE HOMEOWNER.**

All pages of this application must be signed, dated, and submitted with the following supporting documents:

**Social Security Card**

**U.S. Driver's License**

*And*

**2 Most recent check stubs** *or*

**Letter of acceptance from new employer**

**Proof of additional income**

*If applicable, submit*

**Bank Statements (if requested)**

**Court Decree and proof of deposits for Child Support or Alimony**

**Government documents to support Social Security**

**Check stubs to support receiving Social Security**

*Security deposit must be paid with a **SEPARATE cashier's check** at the time of **lease signing**.  
First month's rent or pro-rated rent due **BEFORE** tenant takes **possession** of the property.*