

JMax Realty

JMax Application for Rental ©

Should you print, complete and send this application?

If you can answer NO to the three questions below, then you should complete and send the application.

- (1) Have you ever been evicted by a landlord. Yes ___ No ___
 (2) Do you owe money to a past landlord Yes ___ No ___
 (3) Have you ever been convicted of a felony crime. Yes ___ No ___

Property Address _____, City & State and Zip _____
 Contemplated lease term? _____ Move in Date? _____

Your Personal Information

APPLICANT	CO-APPLICANT
Name: _____	Name: _____
Home Phone: _____	Home Phone: _____
Work Phone: _____	Work Phone: _____
Cell Phone: _____	Cell Phone: _____
Soc Security # _____	Soc Security # _____
Date of Birth _____	Date of Birth _____
Driver's Lic # _____ State _____	Driver's Lic # _____ State _____

Members of the Armed Forces

If applicant or co-applicant is a member of the Armed Forces: has either of you received military orders transferring you within one year?

Yes: ___ No: ___ Not Applicable ___ Yes: ___ No: ___ Not Applicable: ___

Questions About Your Credit

Ever filed Bankruptcy? Yes ___ No ___	Ever filed Bankruptcy? Yes ___ No ___
Lost property to foreclosure? Yes ___ No ___	Lost property to foreclosure? Yes ___ No ___
Had any credit problems? . Yes ___ No ___	Had any credit problems? . Yes ___ No ___
Do you have "good credit"?. Yes ___ No ___	Do you have "good credit"?. Yes ___ No ___
Explain: _____	Explain: _____
_____	_____

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Your Past Residences

Your prior landlords will be contacted; be sure I have their phone#. Previous homeowners should send a copy of mtg stmt

Beginning with your current residence, list all of your residences in the last three years.

Beginning with your current residence, list all of your residences in the last three years.

APPLICANT

CO-APPLICANT

Address _____
 City, St, Zip: _____
 Move-in Date _____ Move-out Date _____
 Landlord or Manager: _____
 Name of Apts _____
 Phone # of contact person _____
 Monthly Rent Paid \$ _____

Address _____
 City, St, Zip: _____
 Move-in Date _____ Move-out Date _____
 Landlord or Manager: _____
 Name of Apts _____
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 Move-in Date _____ Move-out Date _____
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 Monthly Rent Paid \$ _____

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Your Employment History

I will not call a 900# for verification of your employment. If your employer uses this method you should seek a letter from your supervisor/boss on company stationery stating you are employed and your annual base salary.

Beginning with your current job, list all of your employers in the last three years.

Beginning with your current job, list all of your employers in the last three years.

APPLICANT

CO-APPLICANT

Job Description: _____
 Title: _____
 Supervisor's Name: _____
 Supervisor's Phone #: _____
 Monthly Income: _____
 Length of your employment _____
 Company Name _____

Job Description: _____
 Title: _____
 Supervisor's Name: _____
 Supervisor's Phone #: _____
 Monthly Income: _____
 Length of your employment _____
 Company Name _____

Job Description: _____
 Title: _____
 Supervisor's Name: _____
 Supervisor's Phone #: _____
 Monthly Income: _____
 Length of your employment _____
 Company Name _____

Job Description: _____
 Title: _____
 Supervisor's Name: _____
 Supervisor's Phone #: _____
 Monthly Income: _____
 Length of your employment _____
 Company Name _____

Banking Information

Where is your Checking acct located? _____
 Bank's Phone # : _____
 Account #: _____
 Where is your Savings acct located? _____
 Bank's Phone # : _____
 Account #: _____

Where is your Checking acct located? _____
 Bank's Phone # : _____
 Account #: _____
 Where is your Savings acct located? _____
 Bank's Phone # : _____
 Account #: _____

Notes:

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Names of All Persons Who Will Occupy the Property

Full Name _____ Relationship : _____ Age : _____
 Full Name _____ Relationship : _____ Age : _____
 Full Name _____ Relationship : _____ Age : _____
 Full Name _____ Relationship : _____ Age : _____
 Full Name _____ Relationship : _____ Age : _____

List of Vehicles You Intend to Park at the Property

The limit per household is 4. "Vehicle" includes anything with a license plate (boat, trailer, motorcycle, camper, etc.)

Type: _____ Year: _____ Make: _____ License No & State: _____
 Type: _____ Year: _____ Make: _____ License No & State: _____
 Type: _____ Year: _____ Make: _____ License No & State: _____
 Type: _____ Year: _____ Make: _____ License No & State: _____

Pets You Intend to Keep at the Property

Landlord reserves the right to refuse certain large dogs, or exotic pets. The minimum pet deposit is \$500.00.

Dog/Cat Pet #1

Name: _____ Type: _____ Breed: _____
 Weight: _____ Age : _____ Gender: _____
 Neutered? ___ Declawed? ___ Shots current? ___

Dog/Cat Pet #2

Name: _____ Type: _____ Breed: _____
 Weight: _____ Age : _____ Gender: _____
 Neutered? ___ Declawed? ___ Shots current? ___

Dog/Cat Pet #3

Name: _____ Type: _____ Breed: _____
 Weight: _____ Age : _____ Gender: _____
 Neutered? ___ Declawed? ___ Shots current? ___

Dog/Cat Pet #4

Name: _____ Type: _____ Breed: _____
 Weight: _____ Age : _____ Gender: _____
 Neutered? ___ Declawed? ___ Shots current? ___

Other types of pets (e.g. fish, birds, reptiles, etc.) you intend to bring with you, and how you care for them?

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Lease Guaranty

Insufficient Income, Bad Credit, and Roommate circumstances require the use of a Lease Guaranty.

If Guarantor(s) do not have real property located in the state of Texas, they may secure their obligation with a conditional letter of credit issued by a bank in Collin County, Texas.

The Use of a Lease Guaranty requires a credit report on the person guarantying the lease - an additional \$30.00

If you believe a lease guaranty is appropriate for your tenancy, please fill in the items below:

Name of Guarantor: _____ Relationship to you: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____ Fax: _____

Social Security Number: _____ Driver's license/State _____

Employer's Name: _____ Employer's Address: _____

A Few Final Questions

(1) Will you have any water furniture (bed) in the dwelling? Yes ___ No ___

(2) Will any occupant/resident smoke in the dwelling? Yes ___ No ___

(3) Will you maintain a renter's insurance policy ? Yes ___ No ___

(4) Why do you want to rent this property? _____

Landlord Notes; Please do not write in this area:

See the following page for Representation & Authorization of Landlord to request relevant information

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Representation of Truth and Authorization of Landlord

I. It is understood by all parties Landlord may fax or mail this last page of the application as a proof of authority, without submitting all other information contained here-in.

II. Representation. Applicant and all other Co-Applicant(s) represent the above statements are true, and they are complete. If any signator to this application has provided false information, landlord may reject the application. If the falsehood(s) is/are discovered after tenant has taken possession of the property, then landlord may terminate the lease, and retain any money (rent and deposit(s)) as liquidated damages.

III. Authorization. Applicant and Co-Applicant(s) authorize Landlord, or Landlord's employees to do the following activities:

- (1) Obtain a copy of any consumer or credit report related to this application;
- (2) Verify any rental history;
- (3) Discuss with any employer applicant's work history and terms of employment;

IV. Fees and Deposits. Applicant has submitted with this application the following to Landlord:

- (a) a **non-refundable** fee of __\$30.00_ to Landlord for processing and reviewing this application.
- (b) a **non-refundable** fee of _____ to Landlord for processing and reviewing information related to the lease guaranty.
- (c) an **Application Deposit** of _____ is to be held in check form until an Agreement for Application Deposit can be executed by Applicant and Landlord. The property will not be removed from the market until an Agreement for Application for Deposit is properly executed by Applicant and Landlord.

V. Signatures for and in acknowledgement of the aforementioned statements.

Applicant

Co-Applicant

Co-Applicant

Co-Applicant