

D & R Properties
719 W Front St, Ste 76
Tyler, TX 75702
903/533-0001 903/533-0010 fx
903/780-3963 cell
www.dandrproperties.com

Date: _____

Application Fee: \$25 / Adult \$15 / Guarantor
Cash or Money Order Only!

For Rental of: _____
Contemplated Lease Term _____
Contemplated Move-In Date _____

Applicant's Full Name: _____ Phone/ Cell # _____ DOB _____ Sex _____
Social Security # _____ Marital Status S M D W Drivers License # _____ State _____
Height _____ Weight _____ Eye Color _____ Hair Color _____
Have you ever used another name? _____ What was it? _____ Why? _____

Present Address: _____ City _____ State _____ Zip _____
Apartment Name _____ Apt # _____ Move - In Date _____
Name of Property Owner or Manager _____ Phone # _____ FAX# _____
Why leaving? _____ Present Monthly Rent _____

Previous Address _____ City _____ State _____ Zip _____
Apartment Name _____ Apt # _____ Dates there _____ Monthly Rent _____
Name of Property Owner or Manager _____ Phone # _____ FAX# _____

If you did not rent your last two residences, please provide the above information on the last 2 residences you did rent. (Attach additional page or write on back of application.)

Your monthly income must be more than 3 times the monthly rent to qualify.

Present Employer _____ Address _____ City _____ State _____
Kind of Work _____ Start Date: _____ Work Phone # _____ H.R. FAX # _____
Monthly Income _____ Supervisor's Name & Phone # _____
Please attach paycheck stub (or copy) for verification.

Previous Employer _____ Address _____ City _____ State _____
Kind of Work _____ Start/End dates: _____ Work Phone # _____
Monthly Income _____ Supervisor's Name & Phone # _____

Bank _____ Phone _____ Checking or Savings?

Spouse's or Co-Applicant's Full Name: _____ DOB _____ Sex _____
Marital Status _____ Phone/Cell # _____ SS# _____ Drivers Lic # _____ State _____
Spouse's Height _____ Weight _____ Eye Color _____ Hair Color _____
Have you ever used another name? _____ What was it? _____ Why? _____

List Past 2 Residences for if Different from Applicant

Present Address: _____ City _____ State _____ Zip _____
Apartment Name _____ Apt # _____ Move - In Date _____
Name of Property Owner or Manager _____ Phone # _____ FAX # _____
Why leaving? _____ Present Monthly Rent _____

Previous Address _____ City _____ State _____ Zip _____
Apartment Name _____ Apt # _____ Dates there: _____ Monthly Rent _____
Name of Property Owner or Manager _____ Phone # _____ FAX# _____

(If you did not rent these residences, provide the above information on the last 2 residences you did rent on an attached sheet or on back of application.)

Present Employer _____ Address _____ City _____ State _____
Co-Applicant's Kind of Work _____ Start Date: _____ Work Ph # _____ H.R. FAX _____
Monthly Income _____ Supervisor's Name & Phone # _____
Please attach paycheck stub (or copy) for verification.

Previous Employer _____ Address _____ City _____ State _____
Kind of Work _____ Start/End Dates: _____ Work Phone # _____
Monthly Income _____ Supervisor's Name & Phone # _____

Bank _____ Phone _____ Checking or Savings?

Other Occupants:

Name _____ Age _____ Relationship _____
Name _____ Age _____ Relationship _____
Name _____ Age _____ Relationship _____

List all vehicles to be parked on premises (cars, trucks, rec. vehicles, trailers, boats, motorcycles, etc.)

Make/Model of vehicle _____ Year _____ Lic # _____ State _____
Make/Model of vehicle _____ Year _____ Lic # _____ State _____ Make/Model of Vehicle
_____ Year _____ Lic # _____ State _____

Will any waterbeds or water-filled furniture be in the Property? _____ Do you have a vacuum cleaner? _____
Will any occupant smoke in the dwelling? _____ Will Applicant maintain a renter's insurance policy? _____

Any Pets? _____ How many? _____ Kind and breed: _____ Weight? _____ Age(s) _____
Gender: _____ Neutered? _____

Declawed? _____ Rabies Shot Current? _____ Flea Control Product Used _____

Other: (Reptiles, Fish, Birds, etc) and explain manner in which kept _____

Veterinarian _____ Phone # _____

Has Applicant or Other Occupant ever been evicted? _____ Broken rental agreement/lease contract? _____ Declared Bankruptcy? _____
Been sued for nonpayment of rent/damage to property? _____ Lost property due to foreclosure? _____
Had any credit problems? _____ Been convicted of a felony? _____
If answer to any of the preceding questions is Yes, explain (attach additional sheets if necessary)

If Applicant or Co-Applicant is a member of the Armed Forces: Has he/she requested or received military orders transferring him/her within one year? _____ Is he/she presently serving temporary orders limiting his/her stay to one year or less? _____

Will any person be signing a Lease Guaranty? _____ Name _____ Relationship _____

Fees and Deposits: Applicant(s) has submitted with this Application the following to Landlord or Landlord's representative:

- 1 a non-refundable fee of _____ to Landlord for processing and reviewing this Application (\$20/Adult).
- 1 a non-refundable fee of _____ for processing and reviewing information related to the lease guaranty.
- 1 an Application Deposit of _____ in accordance with the attached Agreement for Application-Deposit.

Application- Hold Deposit Agreement: Application/"Security Deposit" will hold unit for 30 days. (Payable in *Cash or Money Order only*.) If Applicant(s) fails to qualify, Hold Deposit will be returned. If Applicant does qualify but changes mind, Hold Deposit will not be returned. Application fee is non-refundable.

The undersigned person(s) agree to the terms of the Application Fee(s) and Application Hold Deposit Agreement and represent that all the above statements are true and complete and hereby authorize verification of such information via credit reports, rental history reports, contacting current or former employer/landlord and other means and to discuss information in the consumer report with the Landlord. Failure to answer any of the above questions shall entitle the owner to reject this application. False information given above shall entitle owner to (1) reject this application, (2) retain deposit(s) as liquidated damages for owner's time and expense of processing this application, and (3) terminate resident's right of occupancy. False information may also constitute a serious criminal offense under the laws of this state. In any lawsuit relating to this application, application agreement or rights under statute or government regulations, the prevailing party is entitled to recover attorney's fees and all other costs of litigation from the non-prevailing party.

Signature of Applicant _____ Date _____ Signature of Co-Applicant or Guarantor _____ Date _____

Please return application to D & R Properties, 719 W. Front St., Ste. 76., Tyler, TX 75702 with appropriate application fee for processing WITH A COPY OF YOUR DRIVERS LICENSE.

D & R PROPERTIES

QUALIFICATIONS FOR PROSPECTIVE TENANTS

I. Application

Payment of application fee

ACCURACY and completeness of application

Cooperativeness and general good attitude of applicant

*Applicants under age 21 must have a parent/guardian as guarantor

**Guarantors must have perfect credit

II. Occupancy

No more than 2 people per bedroom allowed.

III. Income/Employment Verification

Verifiable employment/income

Monthly income at least 3 times the rent (or portion of rent)

At least 30 days at present employment

Permanence of the employment

IV. Rental History

No evictions

No more than one (1) Insufficient Funds Check submitted

History of paying ON TIME, without demand

History of keeping up the unit

No complaints about applicant or applicant's family or guests

A "Yes" answer to the question: 'Would you rent to them again?'

V. Credit Check

State ID or Driver License

Applicant's Issued Social Security Number

No recent bankruptcy

All or almost all accounts that have gone to collection have been paid off

Low Debt to Income ratio

VI. Criminal History

No violent crimes against people or property (including animals)

No crimes of a sexual nature

No felony drug-related crimes

General Felony Guidelines:

Minimum of 10 years since release from prison &/or discharged from parole with no further problems/incidents

Minimum of 6 years since offense when probation only served with no further problems/incidents

All criminal history is subject to owner review on an individual basis. Approval will depend upon offense, age of applicant/occupant when offense occurred, number of years that have elapsed since the offense with no further incidents or problems, and the current lifestyle (including employment) of applicant/occupant. Additional personal references may be required. We reserve the right to deny anyone with any criminal history.