



TRAFALGAR HOMES

Rental Application for Residents and Occupants

Each co-resident and each occupant over 18 must submit a separate application.
Spouses may submit a joint application.

Full Name: _____ Date of Birth: _____

Driver's License # and State: _____ OR Government Photo ID card #: _____

Your Social Security #: _____ - _____ - _____ Marital Status: Single Married Divorced Separated

Are you a U.S. Citizen? Yes No Will you or any occupant have an animal? Yes No

Kind, Weight, Breed, Age: _____

Home/Cell Phone: () _____ Email: _____

Current Home Address: _____ City/State: _____ Zip: _____

How long at this address? _____ Current Rent: \$ _____

Current owner or manager's name: _____ Their Phone: () _____

.....
Spouse Full Name: _____ Date of Birth: _____

Home/Cell Phone: () _____ Email: _____

Driver's License # and State: _____ OR Government Photo ID card #: _____

Your Social Security #: _____ - _____ - _____ Are you a U.S. Citizen? Yes No

Present Employer: _____ Position: _____ Date began job: _____

Employer Address: _____ City/State: _____ Zip: _____

Gross monthly income is over: \$ _____ Work Phone: () _____

.....
Names of all persons under the age of 18 who will occupy the unit without signing the lease.

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____

Name: _____ Relationship: _____ Date of Birth: _____

AUTHORIZATION: I or we authorize Trafalgar Homes of Texas, LLC to verify the above information by all available means including consumer reporting agencies. Owner is not required to reverify or investigate preliminary findings.

Applicant Signature: _____

Spouse Signature: _____



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ABOUT YOU

Full name (as it appears on your driver's license): _____

Your street address (as it appears on your driver's license): _____

City/State/Zip _____

YOUR WORK

Present Employer: _____ Position: _____ Date began job: _____

Employer Address: _____ City/State: _____ Zip: _____

Gross monthly income is over: \$ _____ Work Phone: () _____

YOUR CREDIT HISTORY

Your bank's name, city, state: _____

List major credit cards: _____

Other non-work income you want considered. Please explain:

Past credit problems you want to explain: _____

EMERGENCY

Emergency contact person over 18, who will not be living with you:

Name: _____ Relationship: _____

Address: _____ City/State: _____ Zip: _____

Home Phone: () _____ Work Phone: () _____

If you die or are seriously ill, missing, or in a jail or penitentiary according to an affidavit of (check one or more) the above person, your spouse, or your parent or child, we may allow such person(s) to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms, and common areas. If no box is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

WHY YOU RENTED HERE

Were you referred? Yes No Name of person referring: _____

Did you find us on your own? Yes No Other: _____



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YOUR VEHICLES

Make and color of vehicle: _____ Year: _____
License #: _____ State: _____
Make and color of vehicle: _____ Year: _____
License #: _____ State: _____

YOUR RENTAL/CRIMINAL HISTORY

Have you, your spouse, or any occupant listed in this application ever: been evicted or asked to move out? moved out of a dwelling before the end of the lease term without the owner's consent? declared bankruptcy? been sued for rent? been sued for property damage? been charged, detained, or arrested for felony or sex crime that was resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? been charged, detained, or arrested for a felony or sex-related crime that has not been resolved by any method? Please indicate below the year, location and type of each felony and sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You represent the answer is "no" to any items not checked above.

Application Agreement

- Application Fee (non-refundable).** You have delivered to our representative a non-refundable application fee.
- Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit. The application deposit is not a security deposit. However, it will be credited toward the required security deposit when the Lease Contract has been signed by all parties; or it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 3 and 4.
- If you fail to sign lease after approval.** If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this agreement.
- If you withdraw before approval.** You and any co-applicants may not withdraw your application or the application deposit. If, before signing the Lease Contract, you or any co-applicant withdraws an application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.

Applicant Signature: _____ Date: _____

Spouse Signature: _____ Date: _____

Signature of Owner's Representative: _____ Date: _____

| | |
|-------------------------|-----------------------------------|
| FOR OFFICE USE ONLY | |
| Property Name: _____ | Beginning Date of Contract: _____ |
| Dwelling address: _____ | Unit #: _____ |

Trafalgar Homes STATEMENT OF RENTAL POLICY

Welcome to our community. Before applying to rent an apartment, please take the time to review this Statement of Rental Policy. For the purpose of this document, the term "applicant" is defined as the person or persons who will be signing the Lease as the "Resident". An applicant must be 18 years of age or older to qualify as a resident. All individuals 18 years of age or older must complete an application and be listed as a "Resident" on the Lease Agreement. The term "occupant" is defined as the person or persons who will be listed on the lease agreement who is under the age of 18, and who is residing at this community. Some criteria apply to the applicants only; other criteria apply to all occupants. Please note that this is the current rental criteria for this community; nothing contained herein constitutes a guarantee or representation that all residents and occupants currently residing here have met these requirements. There may be individuals who began residing at this community prior to this particular criteria going into effect; additionally, the ability to verify whether these requirements have been met is limited to the reliability of information received from applicants and outside services used.

EQUAL HOUSING: Trafalgar Homes is an Equal Housing Opportunity Provider, doing business in accordance with the Federal Fair Housing Act and do not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin. Additionally, we provide housing in accordance with all other state or local laws if those laws provide greater protection than the Federal Fair Housing Act.

APARTMENT AVAILABILITY: Applications for apartment homes will be accepted on a first come – first serve basis and are subject to the availability of the particular apartment type requested. "Availability" does not necessarily mean that an apartment will definitely be available for occupancy by an applicant at the estimated date. "Available" apartments include those where a "Notice to Vacate" has been submitted by an existing resident indicating an intention to vacate on or about a certain date. Under certain circumstances, we will permit current residents who are not in default of their lease to withdraw or change their notice of moving. Other circumstances not necessarily under management's control may also delay the date of availability of an apartment. In addition, an apartment may not be considered available because it is about to be placed under contract as an application has been made and a deposit placed to hold the apartment. If the applicant's application is not approved or if the applicant fails to sign a Lease by the specified date, then the apartment would again become available. Whether a particular unit or type of apartment is available can vary significantly within several hours or days.

RENTAL CRITERIA: All applicants and co-signers must agree to the following by executing this Statement of Rental Policy and a rental application form: Applicant(s) hereby consent to allow **Trafalgar Homes**, through its designated agent and its employees, to obtain and verify credit information, including a criminal background search for the purpose of determining whether or not the applicant is eligible to lease an apartment. Applicant understands that upon leasing an apartment, **Trafalgar Homes** and its agent shall have a continuing right to review credit information, rental application, criminal background, payment history and occupancy history. Faxed signatures are acceptable however; original signatures must be obtained prior to move in.

INCOME: The combined income of the applicant(s) is required to meet **Trafalgar Homes** minimum income criteria. The three types of income used to establish the income to rent ratio eligibility are employment income, other income and personal assets. Please consult a leasing associate for the specific income to rent ratio designated for **Trafalgar Homes**.

FEES/DEPOSITS: In order to reserve an apartment home, applicant(s) must submit an executed application along with the following fees and deposits: 1.) **A non-refundable application fee \$50.00** for each applicant 18 years of age and older for verification of information and credit approval. 2.) **A refundable security deposit of \$500.00 on 1 & 2 bedrooms-\$600.00 on 3 bedrooms.** Applicant understands that an additional security deposit may be required based on credit scoring requirements. If for any reason management decides to decline the application, management will refund the administrative fee and the security deposit in full. If an applicant is conditionally approved, but chooses not to pay the additional deposit, then his/her application will be considered declined. If the application is approved and the applicant fails to sign a lease or take occupancy of the premises on the agreed date, management may retain the administrative fee and the security deposit as liquidated damages for the amount of rent lost and any expenses incurred due to the cancellation. **The \$50.00 application fee will transition to the refundable deposit once approved.**

OCCUPANCY: An apartment home shall contain sufficient bedroom space to accommodate the size of applicant's household. As a general rule, "sufficient bedroom space" is determined by the number of people in the apartment home. **No more than two people over the age of 24 months may be allowed for each bedroom in the apartment home.** Exceptions to this general rule may be granted depending on the age of the persons in the household, size of the bedroom, existence of an "equivalent room" such as a den, study or mezzanine, or if the overall size and configuration of the apartment home would reasonably allow for more than two persons per bedroom. The term "equivalent" room does not include bathrooms, kitchens, foyers or laundry rooms. Loft units with no specified bedroom will be evaluated for the number of bedrooms based on the size of the loft as compared to an equivalent sized traditional unit. Any child under the age of 24 months is not counted as an additional person for purposes of occupancy guidelines. Once a child reaches the age of 24 months, the considerations listed above will be applied to determine whether the household will be required to move to a larger apartment home. Under no circumstances will a household be required to move to a larger apartment home during a current lease solely as a result of the addition of a child under 24 months to the household, or solely as a result of a child reaching the age of 24 months during a lease term. All members of the household, regardless of age, will be required to be listed on the lease agreement. **Trafalgar Homes** policy is to conform to local and state requirements to the extent that they require a different standard than stated here.

INTERNATIONAL RENTAL CRITERIA: In addition to qualifying under the terms stated in this Statement of Rental Policy, applicants from countries other than the United States **WHO DO NOT HAVE A SOCIAL SECURITY NUMBER ARE TO BE PROCESSED MANUALLY** and must meet the following criteria:

1. An original valid Passport showing raised notary seals and USCIS (US Citizenship and Immigration Services) documentation, which includes a photograph and fingerprints, is required. Expired passports or expired USCIS documents result in an automatic decline of application. On the Application for Residency, the applicant is to fill in the Passport Number in lieu of a Social Security Number.
2. International applicants with verifiable employment are required to pay **AN ADDITIONAL ONE MONTH'S RENT AS A DEPOSIT.** Self-employed/unemployed international applicants with verification of income are required to **PAY AN ADDITIONAL TWO MONTHS RENT AS A DEPOSIT.**
3. Acceptable verifications are: (a) Employed Applicants: A letter of employment from the applicant's employer. The letter is to be on company letterhead, signed, and have the comparable to a notary seal on the letter; or (b) Self-Employment or Unemployed Applicants: Proof of income from an attorney, accountant, and/or letter from bank stating sufficient funds. All letters must be on official company letterhead, signed, and have the comparable to a notary seal on the letter.
4. All move-in monies are required in U.S. Certified Funds.

HOLD HARMLESS ACKNOWLEDGMENT: Resident agrees that **Trafalgar Homes** and Management do not promise, warrant or guarantee the safety and security of resident, resident's family and occupants or Resident's personal property against the criminal actions of other residents or third parties. Furthermore, **Trafalgar Homes** and Management shall not be liable for any damage or injury to Resident, Resident's family and occupants or to any person entering the premises or the building of which the leased premises are a part of, for injury to person(s) or property arising from theft, vandalism or casualty occurring on the premises or in the buildings; the term "premises" is defined to include any common areas, lakes and the surrounding area. Resident agrees to indemnify and hold harmless **Trafalgar Homes** and Management from all claims, costs and expenses arising from injury to person or property. Each Resident has the responsibility to protect

him or herself and to maintain appropriate insurance to protect his/her belongings. Residents are to contact an insurance agent to arrange appropriate insurance protecting their personal property. Residents are required to secure and maintain liability insurance with limits not less than \$50,000. It is also recommended that residents secure property insurance to cover their personal possessions. Insurance coverage maintained by Owner and/or Manager does not protect Resident from loss of personal property by theft, fire, water damage and any other perils. In addition, owner and/or Manager is not responsible for damage to resident vehicles. Resident is responsible for maintaining appropriate vehicular or automobile insurance coverage.

NOTIFICATION STATUTES: For your information, you may obtain (under state statutes: FL. § 775.21, GA 42-9-44.1 § 1, TN. Pub.Chap. #976, TX Revised Civil Statutes: Title 110A, Article 6252-13c.1.) information about sexual offenders and/or predators in your state. The information can be obtained in all 50 states at <http://www.openrecords.org>

VEHICLES: Parking space is limited in our community. One vehicle per occupant. Commercial vehicles and recreational vehicles are not permitted.

PETS (if applicable): Domesticated pets are accepted. A \$200 pet fee is required (maximum of two) and must be paid in full prior to move-in. Service animals assisting a handicapped person are allowed and no pet fee is required.

FLOTATION BEDDING SYSTEMS/WATER TANKS: Flotation bedding systems (waterbeds) or water tanks over 50 gallons will be allowed on any floor only if a copy of the current renter's insurance policy naming Owner and Manager as additionally insured is maintained in the resident file.

UTILITIES/SERVICES: We'll pay for the following items, if checked: gas water
 wastewater electricity trash/recycling pest control cable/satellite master antenna internet
 stormwater/drainage other _____ . You'll pay for all other utilities and services, related deposits, and any charges or fees, on such utilities and services during your Lease Contract term.

SATELLITE DISH: Trafalgar Homes allows the installation of one satellite dish per apartment in accordance with FCC and local access laws. Not all apartments are suitable to satellite reception and **Trafalgar Homes** cannot guarantee that satisfactory transmission will be received. There are limitations on how and where a satellite dish can be installed and the appropriate addendum must be signed. Liability Insurance (minimum coverage amount of \$50,000) is required and a copy of the insurance must be presented prior to installation.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

