

Bobbitt & Associates LLC: Rental Application

This application is being submitted to Bobbitt & Associates LLC ("Landlord") or its assigned agents in order to apply for a residential lease of property. All adults, anybody of age 18 or greater, who will inhabit the property should complete an application (primary applicant's application should contain the completed "Family and Other Applicants" section, if applicable).

The application fee is calculated as \$25.00 per applicant age 18 or higher. Checks should be drawn on a US bank, and made payable to "Bobbitt & Associates LLC". Any check not honored when deposited, such as from non-sufficient funds, will result in the immediate rejection of the application.

With this application form, please include a copy of your 1) state-issued driver's license or identification, 2) last three (3) paystubs, and 3) last three (3) months of bank statement(s).

Please promptly submit the completed application (if multiple submit together) and application fee to the following:

Address: Bobbitt & Associates LLC
216 Harper Ct
Keller, TX 76248

Email: homes@bobbittassociates.com

Property Address for Application			
Address:			
City:	State:	ZIP Code:	Requested Lease Start Date (mm/dd/yyyy):

Primary Applicant (should be only one primary applicant per property): Yes No

If not the Primary Applicant, full legal name of the Primary Applicant: _____

Applicant Information		
Full Legal Name (First, Middle, Last, Suffix – Jr/Sr/etc):		
Date of birth (mm/dd/yyyy):	SSN:	Phone (for notification):
Current address:		
City:	State:	ZIP Code:
(Check one) <input type="checkbox"/> Owned <input type="checkbox"/> Rented	Monthly payment or rent:	Dates (mm/yyyy – mm/yyyy)?
Previous Address (show at least 3 years history)		
Address (include unit number if applicable):		
City:	State:	ZIP Code:
(Check one) <input type="checkbox"/> Owned <input type="checkbox"/> Rented	Monthly payment or rent:	Dates (mm/yyyy – mm/yyyy)?
Previous Address (show at least 3 years history)		
Address (include unit number if applicable):		
City:	State:	Zip Code:
(Check one) <input type="checkbox"/> Owned <input type="checkbox"/> Rented	Monthly payment or rent:	Dates (mm/yyyy – mm/yyyy)?

Employment Information			
Current employer:			
Employer address:			How long?
Phone:	E-mail:	Fax:	
City:	State:	ZIP Code:	
Position:	Hourly Salary (Please circle)	Annual income:	

Other Sources of Income (please include proof of income source – required if self-employed)
Source / Frequency / Amount:

Family / Other Co-Applicants		
<i>Complete if you are the Primary Applicant. List all adults and minors that will inhabit property, excluding self.</i>		
Full Legal Name (First, Middle, Last, Suffix): 1)	Date of birth (mm/dd/yyyy):	Relationship:
Full Legal Name (First, Middle, Last, Suffix): 2)	Date of birth (mm/dd/yyyy):	Relationship:
Full Legal Name (First, Middle, Last, Suffix): 3)	Date of birth (mm/dd/yyyy):	Relationship:
Full Legal Name (First, Middle, Last, Suffix): 4)	Date of birth (mm/dd/yyyy):	Relationship:
Full Legal Name (First, Middle, Last, Suffix): 5)	Date of birth (mm/dd/yyyy):	Relationship:

Pets		
Type & Breed: 1)	Name (if applicable):	Color / Weight / Age / Gender / De-Clawed:
Type & Breed: 2)	Name (if applicable):	Color / Weight / Age / Gender / De-Clawed:
For Fish		
Freshwater or Saltwater Aquarium?	Size of Aquarium (in gallons)?	Approx. Number of Fish?

Please answer the following Yes/No questions and include comments as necessary underneath the question.

<i>Check One</i>		
Yes	No	
		1. Have you ever filed for bankruptcy?
		2. Have you ever been evicted from any tenancy, had an eviction noticed served on you, or been a defendant in an unlawful detainer lawsuit?
		3. Have you had two (2) or more late rental payments in the past 2 years?
		4. Have you refused to pay or threatened not to pay rent to a Landlord?
		5. Have you ever been convicted of a felony or misdemeanor (other than minor traffic or parking violations)?
		6. Have you ever been convicted of the illegal manufacture or distribution of a controlled substance?
		7. Are you aware of any pending criminal matters against applicant, co-applicant, or other prospective inhabitants?
		8. Will any waterbeds or water-filled furniture be on the property?
		9. Are you or a co-applicant serving in the military and under orders limiting the military person's stay to less than one (1) year?
		10. Do you or any other expected inhabitant smoke, regardless of outdoor-only use? This includes e-cigarettes, pipes, etc.
		11. Are you or any occupant a registered sex offender?
		12. Were you referred to the property or Landlord, if so, please add comments.

Other Information You Wish Considered
Please describe:

Personal References		
Name:	Address:	Phone:

Emergency Contact			
Name of a person (not residing with you):			
Address:			
City:	State:	ZIP Code:	Phone:
Relationship:			

Terms and Conditions:

I hereby apply to lease the referenced property from Bobbitt & Associates LLC ("Landlord") for a term not less than one (1) year. This is only an application for lease of the property, not an agreement by Landlord for lease of the referenced property. If application is accepted and a Lease Agreement is presented, I recognize the conditions set forth in the Lease Agreement require rent to be paid the first day of each month, in advance. All utilities to the property, including but not limited to water/sewer/trash, electricity, and gas (where applicable), must remain active and in good standing with the utility companies, and the utility bills will be the responsibility of the tenant during the term of the Lease Agreement. In addition, tenant must maintain a tenant/renter's insurance policy, with sufficient coverage limits, to cover personal belongings during the term of the Lease Agreement.

I understand a security deposit, generally in the amount of one (1) full month of rent, and if applicable a pet deposit and/or fee, will be collected at the time of signing the Lease Agreement. These deposits will be refunded based on the terms of the Lease Agreement. Pro-ratable rent payment will also be due at the time of signing the Lease Agreement. I acknowledge the Lease Agreement stipulates responsibility by Lessee for the associated costs of leasing the property, including but not limited to the lease payment, all

utility bills, maintaining landscaped and grassed areas (including trees and shrubs), and maintaining tenant/renter's insurance policy during the term of the lease.

By submitting this application, I give permission and the authority to release information to Landlord or its agents to collect, process, and score information about me in order to determine acceptance for leasing stated property. These report(s) may contain credit information from any of the major national credit bureaus, eviction history, and/or criminal history. In addition, I understand references may be contacted and questioned to verify information as well as discuss my character, general reputation, personal characteristics, and mode of living.

I, the applicant, hereby waive any and all claims for damages for non-acceptance of this application, and I understand the Landlord has the right to determine application approval criteria, within the confines of national, state, and local jurisdictional regulations.

Upon application acceptance, I will be notified by phone and/or email and must meet with Landlord within 24 hours of notification, unless otherwise agreed to by Landlord, to complete the Lease Agreement and pay all monies due which may include a holding fee, pro-rated or first month's rent, and security deposit (including any pet security deposit and/or cleaning fees). If property is currently vacant and ready for leasing, the Lease Agreement starting term shall be set to begin promptly; otherwise, a future-dated starting term may require a holding fee to be paid in order to secure. Failure to secure a meeting with Landlord in a timely manner may result in the application being placed on hold or rejected and other individuals and/or families to be considered.

The application fee is \$25.00 per adult (age 18 or older) that will be inhabiting the property. As stated in the Lease Agreement, failure to list an inhabitant, regardless of age, may result in breach of the Lease Agreement. An application will not be processed until it has been signed and submitted to Landlord along with the full payment of the application fee. Applications will be processed in the order received, whereby the order will be based on both a completed and received application for each adult along with the total sum application fee.

The application fee covers the cost of processing credit, eviction, conviction, and/or background checks, and this fee is non-refundable, regardless of whether the Lease Agreement is offered and/or signed by applicant(s). As feasible, Landlord will limit processing of applications when there are competing parties for the same property vacancy; however, delays from reference checks (issues obtaining credit report, employment history verification, rental history, or personal references) may result in the application being placed on hold and other parties' applications to be processed and completed first. Application fees paid for an application which have not begun processing may be returned or destroyed (depending on type of payment) if another applicant has been accepted for tenancy. I agree to not hold Landlord liable for a paid application fee when an application(s) is processed in good faith by Landlord in order to fill a property vacancy in a timely manner.

I warrant understanding of the terms of this application and that all statements in this application are true; however, should any statement be a misrepresentation or not a true statement of facts, the application fee will be retained by Landlord to offset the agent's cost, time and effort in processing my application.

Signature of applicant:	Date:
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