

# RENTAL APPLICATION FOR RESIDENTS AND OCCUPANTS

(This is a binding legal document – Read it carefully)

**Mail completed application to:  
R.A. Investment Properties P.O. Box 5931, Bryan TX. 77805-5931  
or fax to: (979) 846-4361**

**R.A. INVESTMENT PROPERTIES will not discriminate against any person based on race, color, sex, religion, national origin, familial status or handicap, as defined by the fair housing laws. All housing is made available on a first come, first served basis. Units cannot be held for lease without submitting a signed application and deposit.**

**Occupancy Standards** – No more than two (2) occupants, or two (2) occupants and one (1) child under the age of twelve months, per bedroom, may reside at any residence, and no more than four (4) unrelated persons may reside at any residence as per City Code.

**Age Requirements** – All applicants must be a minimum of eighteen (18) years of age to enter into a lease agreement.

**Income Requirements** – The monthly income of all applicants must be at least three (3) times the monthly rent amount. Applicant must provide proof of income such as child support, social security, disability payments, dividends, etc. which you wish to be considered for qualification purposes.

**Employment Verification** – Applicants must be employed or provide records showing sufficient cash savings to cover the total lease term. If self-employed or retired, applicant must submit a copy of page 1 of the previous two years tax return. Foreign nationals may provide an I-20 or IAP66 form.

**Credit Requirements** – Applicants most current credit report must reflect at least fifty (50) percent of accounts shown as favorable activity within the last twenty-four (24) month period. Favorable activity shall mean that you have no delinquent payments. Your application will not be accepted if your credit report reflects any amount owed to a property management company, apartment community, individual property owner or mortgage company within the last seven (7) years.

**Rental History** – Applicants must provide R.A. Investment Properties with the necessary information to verify your most recent residence and in descending order, prior residences, a minimum of one (1) year of favorable occupancy history. Favorable occupancy history means that you fulfilled your prior lease or mortgage obligations and that each landlord or mortgage representative contacted would lease to you or make a new loan to you without special restrictions.

**Criminal History** – Applicants must have no criminal felony convictions involving any type of violence, firearms, illegal drug possession, or crimes against property. Management reserves the right to consider any type of criminal activity that is discovered in reviewing the application.

**Application Fee** – A \$25.00 **nonrefundable** processing fee will be charged on each application.

**Hold Deposit** - A deposit in the amount of \$\_\_\_\_\_ (a minimum of one half of the security deposit) has been received to hold the property pending application review. If no deposit is received, the property cannot be held. **If applicant terminates the application process, all deposits will be forfeited without recourse.**

**\*\*\*NOTE: If all of the above requirements cannot be met, then a qualified lease guarantor will be required. Any false information provided on the application will result in rejection of applicant.**

**APPLICANT** (List name and address exactly as on driver's license)

Name \_\_\_\_\_ D.L.# (and State) \_\_\_\_\_ SS# \_\_\_\_\_  
Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Date of Birth \_\_\_\_\_ Sex: \_\_\_\_\_ Marital Status \_\_\_\_\_

Current Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Telephone # \_\_\_\_\_ Current Monthly Rent \$ \_\_\_\_\_ Current Landlord \_\_\_\_\_  
Landlord's Telephone # \_\_\_\_\_ Reason for Leaving \_\_\_\_\_

Previous Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Previous Landlord Name and Telephone # \_\_\_\_\_  
Previous Monthly Rent \$ \_\_\_\_\_ Date Moved In \_\_\_\_\_ Date Moved Out \_\_\_\_\_  
Reason for Leaving \_\_\_\_\_

Present Employer \_\_\_\_\_ Telephone # \_\_\_\_\_  
Employer Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Position \_\_\_\_\_ Gross Monthly Income \_\_\_\_\_ (or) hourly  
rate \_\_\_\_\_ # of hours worked per week \_\_\_\_\_ # of Years Employed \_\_\_\_\_  
Supervisor's Name and Telephone # \_\_\_\_\_

Previous Employer (If present employment less than 3 years) \_\_\_\_\_  
Position \_\_\_\_\_ Dates of Employment \_\_\_\_\_  
Supervisor's Name and Telephone # \_\_\_\_\_

**SPOUSE** (List name and address exactly as on driver's license)

Name \_\_\_\_\_ D.L. # (and State) \_\_\_\_\_ SS# \_\_\_\_\_  
Former Last Name (Maiden or married) \_\_\_\_\_ Date of Birth \_\_\_\_\_

Present Employer \_\_\_\_\_ Telephone # \_\_\_\_\_  
Employer Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Position \_\_\_\_\_ Gross Monthly Income \_\_\_\_\_ # of Years Employed \_\_\_\_\_  
Supervisor's Name and Telephone # \_\_\_\_\_

**RENTAL/CRIMINAL HISTORY** (check all that apply)

Have you or your spouse ever:

- \_\_\_\_\_ Been evicted or asked to move out
- \_\_\_\_\_ Broken a rental agreement
- \_\_\_\_\_ Declared bankruptcy
- \_\_\_\_\_ Been sued for rent
- \_\_\_\_\_ Been sued for property damage
- \_\_\_\_\_ Been arrested for a felony or sex-related crime that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pre-trial diversion
- \_\_\_\_\_ Been arrested for a felony or sex-related crime that has not been resolved as of this date

Explanation of any items checked, including year and location \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YOU REPRESENT THE ANSWER IS "NO" TO ANY ITEMS NOT CHECKED ABOVE**

**VEHICLES** (List all vehicles to be parked on the premises including trailers)

Vehicle #1 Make and Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_  
Vehicle #2 Make and Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_  
Vehicle #3 Make and Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_  
Vehicle #4 Make and Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_

**OTHER INFORMATION**

Other sources of income to be considered \_\_\_\_\_

List pet(s) including weight and breed \_\_\_\_\_  
Do you smoke? \_\_\_\_\_

**EMERGENCY INFORMATION** (contact person over 18 years of age who will not be living with you)

Name \_\_\_\_\_ Relationship \_\_\_\_\_  
Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Home Telephone # \_\_\_\_\_ Work Telephone # \_\_\_\_\_

In case you are seriously ill, missing, or incarcerated, you authorize the following person(s) to enter your dwelling to remove all contents, as well as property in your mailbox, storerooms, and/or common areas.

- \_\_\_\_\_ Spouse
- \_\_\_\_\_ Emergency contact person noted above
- \_\_\_\_\_ Parent or child

If no selection is made, any of the above are authorized at our option. Further, if you are seriously ill or injured, you authorize us to send for an ambulance at your expense, though we are not legally obligated to do so.

**AUTHORIZATION**

I (we), \_\_\_\_\_, authorize R.A. Investment Properties to verify the above information by all available means. Owner is not required to verify preliminary findings. I (we) have read and fully understand the stated qualification guidelines.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Spouse's Signature \_\_\_\_\_ Date \_\_\_\_\_

Number of persons to reside in this property \_\_\_\_\_

**Mail signed original Rental Application to:  
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