

ABN Properties

Criteria for Rental & Privacy Policy – 2413 McKensie Lane

Equal Housing – We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, sexual orientation or national origin and will comply with state and federal fair housing and antidiscrimination laws.

Occupancy Standard – A maximum of two persons per bedroom are allowed.

Age – Lease holder(s) must be 18 years or older, unless head of household, Military under the age of 18 years, or a minor that has been emancipated. All occupants 18 years or older are required to complete an application, even if living with parent or guardian.

Income – Gross monthly income of all lease holder(s) **must equal 3 times the monthly rental amount.** All income must be verifiable. Income does not include allowance from parents, scholarships or study subsidies.

Employment – Applicant must 1) be employed with current employer for at least six months; 2) have current job and at least six months employment with previous employer; or 3) receiving retirement benefits, or any other verifiable and consistent income.

Self Employment – Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons whose jobs are commission only or base salary plus commission, tips, or bonuses are considered self-employed.

Rental History – Rental history at the current and previous residence must include satisfactory rental payment history, no eviction history, sufficient move-out notice and all lease terms fulfilled. Any debt owed to a previous landlord must be paid in full.

Credit – Unsatisfactory credit references or no credit history may result in the requirement of an additional deposit or denial.

Criminal, Sex Offense, and Terrorist Database Check – We will check these databases for all occupants over 18. We do not rent to any person convicted of violent crimes, sex offenses, prostitution, destruction of property/arson, domestic violence and/or crimes involving the possession of weapons or illegal substances. All are grounds for denial of an application. An exception may be made for type and/or age of offense, please provide details.

Renter's Insurance – We require a minimum of \$100,000 of renters liability insurance on the property. You will be required to submit proof of such coverage at the time of move in and upon renewal of their policy.

Animals – No pets allowed. Service Animals are allowed — Service animals are animals that are individually trained to perform tasks for people with disabilities such as guiding people who are blind, alerting people who are deaf, pulling wheelchairs, alerting and protecting a person who is having a seizure, or performing other special tasks. A disabled person who has an emotional support animal (ESA) will need to produce a letter from a licensed mental health professional that prescribes the need for the animal.

Application fee – A **\$55** non-refundable application fee is required per person over the age of 18 years.

_____ Applicant Initials

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Co-signer or guarantor - A cosigner/guarantor may be required in the case of ONE of the following:

- No rental history or home ownership in the past five years, or
- No Employment (Students Only)

Privacy Policy for Personal Information of Rental Applicant and Residents – We are dedicated to protecting the privacy of your personal information, including your Social Security Number and other identifying or sensitive personal information. Our policy and procedures are designed to help ensure that your information is kept secure, and we work to follow all federal and state laws regarding the protection of your personal information. While no one can guarantee against identity theft or the misuse of personal information, protecting the information you provide us is a high priority to our company and staff. If you have concerns about this issue, please feel free to share them with us.

How Personal Information is collected: You will be asked to furnish some personal information when you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and When Information is used: We use this information for our business purposes only as it relates to leasing a dwelling to you. Examples of these uses include but are not limited to, verifying statements made on your rental application (such as your rental, credit and employment history), reviewing your lease for renewal and enforcing your lease obligations (such as to obtain payment for money you may owe us in the future).

How the Information is Protected and Who has Access: We allow only authorized persons to have access to your personal information, and we keep documents and electronic records containing this information in secure areas and systems.

How the Information is Disposed of: After we no longer need or are required to keep your personal information, we will store or destroy in a manner designed to prevent unauthorized persons from accessing it. Our disposal methods will include shredding, destruction or obliteration of paper documents and destruction of electronic files.

Locator Services: If you found us through a locator service, please be aware that the locator services are independent contractors and are not our employee or agents- even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their own privacy policies.

I understand and accept these qualifying standards and have truthfully answered all questions. I understand that falsification of Rental Application information will lead to denial of rental. Our ability to verify this information is limited to the information made available by the agencies and services used.

Applicant Signature

Date

Applicant Signature

Date

_____ Applicant Initials

Residential Lease Application concerning: 2413 McKensie Ln, Grand Prairie, TX 75052

Received on _____ (date)
at _____ (time)
by _____ (initials)

Residential Lease Application

Each occupant and co-applicant 18 years or older must submit a separate application

Property Address: 2413 McKensie Ln, Grand Prairie, TX 75052

Anticipated Move in Date: _____ Monthly Rent: _____

Security Deposit: _____

Applicant's name (First, Middle, Last) _____

Is there a co-applicant? ☐ yes ☐ no

(if yes, co-applicant must submit a separate application)

Applicant's former last name (maiden or married) _____

E-mail: _____ Home Phone _____

Work Phone: _____ Cell Phone: _____

Emergency Contact Name & No. _____

Marital Status _____ Citizenship _____ (country)

Social Security No. _____

Drivers License No _____ In _____ (state)

Date of Birth _____ Height _____ Weight _____

Eye Color _____ Hair Color _____

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Applicants current address: _____ apt # _____

(city, state, zip)

Landlords name: _____

Landlords phones: _____ (day) _____ (night)

_____ (cell) _____ (email)

Date moved-in _____ Move out date _____ Rent \$ _____

Reason for move _____

Residential Lease Application concerning: 2413 McKensie Ln, Grand Prairie, TX 75052

Applicants previous address: _____ apt # _____

(city, state, zip)

Landlords name: _____

Landlords phones: _____ (day) _____ (night)

_____ (cell) _____ (email)

Date moved-in _____ Move out date _____ Rent \$ _____

Reason for move _____

Applicants current Employer: _____

Address: _____

(street, city, state, zip)

Supervisor Name: _____ Phone: _____

Fax: _____ Email: _____

Start Date: _____ Gross Monthly Income _____

Position _____

Applicants previous Employer: _____

Address: _____

(street, city, state, zip)

Supervisor Name: _____ Phone: _____

Fax: _____ Email: _____

Start Date: _____ Gross Monthly Income _____

Position _____

Describe other income Applicants wants considered: _____

Banks Name and Phone at which Landlord may verify good funds for any rent, fee or deposit:

List all vehicles to be parked on the Property:

<u>Type</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>License/State</u>	<u>Color</u>
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_____	_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____	_____
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Residential Lease Application concerning: 2413 McKensie Ln, Grand Prairie, TX 75052

	<u>Yes</u>	<u>No</u>
Will any waterbeds or water-filled furniture be on the Property?	<input type="checkbox"/>	<input type="checkbox"/>
Does anyone who will occupy the Property smoke?	<input type="checkbox"/>	<input type="checkbox"/>
Will Applicants maintain renters insurance?	<input type="checkbox"/>	<input type="checkbox"/>
If Applicant is in the military, is Applicant serving under orders limiting Applicants stay to one year or less?	<input type="checkbox"/>	<input type="checkbox"/>
Has Applicant ever:		
Been evicted?	<input type="checkbox"/>	<input type="checkbox"/>
Been asked to move out by a Landlord?	<input type="checkbox"/>	<input type="checkbox"/>
Breached a lease or rental agreement?	<input type="checkbox"/>	<input type="checkbox"/>
Filed for bankruptcy?	<input type="checkbox"/>	<input type="checkbox"/>
Lost property in a foreclosure?	<input type="checkbox"/>	<input type="checkbox"/>
Had any credit problems?	<input type="checkbox"/>	<input type="checkbox"/>
Been convicted of a crime?	<input type="checkbox"/>	<input type="checkbox"/>
Is any occupant a registered sex offender?	<input type="checkbox"/>	<input type="checkbox"/>
Are there any criminal matters pending against any occupant?	<input type="checkbox"/>	<input type="checkbox"/>
Is there additional information Applicants want considered?	<input type="checkbox"/>	<input type="checkbox"/>

Authorization & Representation: Applicant authorizes Landlord and Landlord's agent, at any time before, during or after any tenancy, to: (1) obtain a copy of Applicants credit report; (2) obtain a criminal background check related to Applicant and any occupant; and (3) verify any rental, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete. Applicant understands that providing false or inaccurate information is grounds for rejection and a breach of any lease.

Notice: Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Applicants Signature

Date

For Landlord use: On _____ (date) , _____ (name/Initials)

Notified ☐ Applicant ☐ _____

By ☐ phone ☐ mail ☐ fax ☐ email ☐ in person ,

that Applicant was ☐ approved ☐ not approved.

Authorization to Release Information Related to a Residential Lease Applicant

I, _____ (applicant),
have submitted an application to lease a property located at _____
2413 McKensie Ln, Grand Prairie, TX 75052 (address,city,state,zip)

The landlord or landlord's representative who will verify information is:

James Brandon Weatherread	(name)
4409 Rising Sun Ct	(address)
Arlington, TX 76017	(city,state,zip)
(972) 521-1028 (phone) N/A	(fax)
brandon@abnproperties.com	(email)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above named person;
- (2) to my current and former landlords to release any information about my rental history to the above named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above named person, and
- (5) to the above named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain criminal background information about me.

Applicant's Signature

Date