

RENTAL APPLICATION

TEXAN RANCH APARTMENTS

8301 N Ware Road, McAllen, TX 78504 | texanranchapts@gmail.com

APPLICATION FEE: \$ _____ (Non-Refundable) Date Received: _____
Unit Applying For: # _____ Desired Move-In Date: _____ Lease Term: _____

SECTION 1 – APPLICANT INFORMATION

Last Name: _____ First Name: _____
Last name First name

Middle Name / Initial: _____ Date of Birth: _____

Social Security Number: _____ Government-Issued ID #: _____
(SSN required for credit check) ID Type: Driver's License
 State ID Passport

ID Issuing State: _____

Current Address: _____

City: _____ State: _____ ZIP: _____

Length of Time at Current Address: _____ Monthly Rent/Mortgage Payment: \$ _____

Current Landlord / Mortgage Company: _____

Current Landlord Phone: _____

Reason for Leaving Current Residence: _____

SECTION 2 – CONTACT INFORMATION & EMAIL NOTICE OBLIGATION

Primary Phone Number: _____

Secondary Phone Number: _____

Email Address (Primary): _____

This email address will be used for ALL official notices under the Lease Agreement.

EMAIL NOTICE ACKNOWLEDGMENT — READ CAREFULLY BEFORE SIGNING

By submitting this application and signing the Lease Agreement, Applicant acknowledges and agrees to the following:

- (1) The email address provided above and on file with Landlord is the official notice address for all communications under the Lease Agreement, including notices to vacate, default notices, rent change notices, and any other required or permitted legal notices.
- (2) Applicant is solely responsible for maintaining a current, functional email address on file with Landlord at all times throughout the tenancy.
- (3) If Applicant's email address changes at any time during the tenancy, Applicant must notify Landlord of the new email address in writing within five (5) days of the change, in person at the office or by written notice delivered to 8301 N Ware Road, McAllen, TX 78504.
- (4) Any notice sent by Landlord to the most recently provided email address on file shall be deemed valid and legally effective regardless of whether Applicant actually receives it. Failure to maintain a current email address does not invalidate notice properly sent to the address on file.
- (5) Applicant's failure to update a changed email address shall not create any liability for Landlord and shall not excuse any obligation under the Lease Agreement.

Applicant initials confirming receipt and understanding of Email Notice Obligation:

Applicant Initials: _____ Date: _____

SECTION 3 – RENTAL HISTORY (Previous Two Addresses)

Previous Address #1

Address: _____

City: _____ State: _____ ZIP: _____

Dates of Residency (From / To): _____ Monthly Rent: \$ _____

Landlord Name: _____

Landlord Phone: _____ Landlord Email: _____

Reason for Leaving: _____

Previous Address #2

Address: _____

City: _____ State: _____ ZIP: _____

Dates of Residency (From / To): _____ Monthly Rent: \$ _____

Landlord Name: _____

Landlord Phone: _____ Landlord Email: _____

Reason for Leaving: _____

SECTION 4 – EMPLOYMENT & INCOME

Current / Primary Employer

Employer Name: _____

Employer Address: _____

Position / Job Title: _____ Employment Start Date: _____

Supervisor Name: _____ Supervisor Phone: _____

Monthly Gross Income: \$ _____ Employment Type: _____

Employer Phone: _____ Employer HR Email / Fax: _____

Additional Income (if any)

Source of Additional Income: _____ Monthly Amount: \$ _____

If self-employed, business name and type: _____

SECTION 5 – CO-APPLICANT INFORMATION (If Applicable)

Complete this section only if there is a co-applicant who will be named on the Lease Agreement.

Last Name: _____ First Name: _____

Date of Birth: _____ Social Security Number: _____

Government-Issued ID #: _____ ID Issuing State: _____

Phone Number: _____

Email Address: _____

Co-applicant email is also subject to the Email Notice Obligation in Section 2.

Current Employer: _____ Monthly Gross Income: \$ _____

Relationship to Primary Applicant: _____ Will reside in unit? _____

SECTION 6 – OCCUPANTS & VEHICLES

All Occupants (list all persons who will reside in the unit)

Note: Maximum occupancy is two (2) persons per bedroom. All occupants must be listed below and approved by Landlord.

Full Name	Date of Birth	Relationship to Applicant	Minor?
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N
			<input type="checkbox"/> Y <input type="checkbox"/> N

Vehicles (all vehicles to be parked on Property)

Year / Make / Model	Color	License Plate #	State	Registered Owner

SECTION 7 – PETS

Pets are permitted only with Landlord's prior written approval and payment of the applicable non-refundable pet fee. See Lease Agreement Section 7 for fee schedule.

Do you have any pets?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Pet Name & Breed	Species	Weight (lbs)	Age	Spayed / Neutered
				<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 8 – BACKGROUND & HISTORY DISCLOSURE

Answer all questions truthfully. A "Yes" answer does not automatically disqualify an applicant but may require explanation. Falsification of any answer is grounds for immediate denial of this application or termination of any resulting Lease Agreement.

Have you ever been evicted or asked to leave a rental property?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Texan Ranch Apartments

Have you ever broken a lease agreement or left owing money to a landlord?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Have you ever been convicted of a felony or Class A misdemeanor?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Have you ever been convicted of any drug-related offense?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Have you ever been convicted of a sex offense requiring registration?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If you answered Yes to any of the above, please explain below:

Explanation:

SECTION 9 – EMERGENCY CONTACT

Emergency Contact Name: _____ Relationship: _____

Emergency Contact Phone: _____ Emergency Contact Email: _____

Emergency Contact Address: _____

SECTION 10 – HERO PROGRAM DISCOUNT

Eligible tenants may qualify for a 10% discount on Base Rent. Check all that apply and provide verification at time of application.

- | | |
|--|--|
| <input type="checkbox"/> Active Military / U.S. Armed Forces | <input type="checkbox"/> Firefighter / First Responder |
| <input type="checkbox"/> Veteran | <input type="checkbox"/> Registered Nurse / Licensed Medical Staff |
| <input type="checkbox"/> Law Enforcement Officer | <input type="checkbox"/> Licensed Teacher / Educator |
| <input type="checkbox"/> Border Patrol Agent | <input type="checkbox"/> None of the above |

SECTION 11 – REQUIRED DOCUMENTS CHECKLIST

The following documents must be submitted with this application. Incomplete applications will not be processed. Check each item confirming it is attached.

#	Required Document	Applicant Check	Office Use Only
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Texan Ranch Apartments

1	Government-Issued Photo ID — Front AND Back copy required (Driver's License, State ID, or Passport)	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
2	Two (2) Most Recent Pay Stubs — Must show employer name, pay period, and year-to-date earnings. Both stubs required.	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
3	Job Verification Letter — On official company letterhead, signed by employer or HR, stating position, employment status (full/part-time), and current salary or hourly rate.	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
4	Proof of Funds — Most recent bank statement(s) showing sufficient funds to cover Security Deposit and first month's Rent. Account holder name must match applicant name.	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
5	Co-Applicant Government-Issued Photo ID (Front & Back) — If applicable	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
6	Co-Applicant Pay Stubs (Two Most Recent) — If applicable	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
7	Pet Veterinary Records / Vaccination Certificate — If applicable	<input type="checkbox"/> Attached	<input type="checkbox"/> Received
8	HERO Program Verification Documentation — If claiming HERO discount	<input type="checkbox"/> Attached	<input type="checkbox"/> Received

SECTION 12 – CREDIT & BACKGROUND CHECK AUTHORIZATION

FAIR CREDIT REPORTING ACT DISCLOSURE

As part of your rental application, Texan Ranch Apartments (“Landlord”) will obtain consumer reports including a credit report and a criminal background check. These reports will be obtained from one or more consumer reporting agencies as defined by the Fair Credit Reporting Act (FCRA), 15 U.S.C. §1681 et seq.

If your application is denied in whole or in part based on information in a consumer report, you will be notified and provided with the name, address, and phone number of the consumer reporting agency that provided the report, in accordance with the FCRA. You have the right to obtain a free copy of the report from the agency within 60 days of an adverse action notice, and the right to dispute the accuracy or completeness of any information in the report.

AUTHORIZATION: By signing below, I/we authorize the following:

- Texan Ranch Apartments to obtain a credit report from one or more consumer reporting agencies, including but not limited to TransUnion, Equifax, or Experian.
- Texan Ranch Apartments to conduct a criminal background check, sex offender registry search, and eviction history search through any lawful means.
- Texan Ranch Apartments to verify employment, income, and employment history directly with my employer(s) listed on this application.
- Texan Ranch Apartments to contact previous landlords listed on this application to verify rental history, payment history, and reason for departure.
- Texan Ranch Apartments to verify the authenticity of all documents submitted with this application.
- Texan Ranch Apartments to use my Social Security Number solely for the purpose of obtaining the above reports and verifications.

I/we understand that: (1) the application fee is non-refundable regardless of the outcome of this application; (2) submission of this application does not guarantee tenancy; (3) Landlord will make a decision based on creditworthiness, background, rental history, income verification, and other lawful criteria; and (4) Landlord

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complies with all applicable Fair Housing laws and does not discriminate on the basis of race, color, national origin, religion, sex, familial status, disability, or any other protected class under federal, state, or local law.

SECTION 13 – CERTIFICATION & SIGNATURES

By signing below, I/we certify that: (1) all information provided in this application is true, correct, and complete to the best of my/our knowledge; (2) I/we have not intentionally omitted any material information; (3) I/we authorize all verifications described in Section 12; (4) I/we understand that any false, misleading, or incomplete statement on this application is grounds for immediate denial or, if discovered after move-in, grounds for immediate termination of the Lease Agreement without opportunity to cure; and (5) I/we have read and understand the Email Notice Obligation set forth in Section 2.

Applicant Signature

Printed Name: _____ Date: _____

Co-Applicant Signature (if applicable)

Printed Name: _____ Date: _____

FOR OFFICE USE ONLY

Application Received: _____ Received By: _____ Credit Check Run: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: _____ Background Check Run: <input type="checkbox"/> Yes <input type="checkbox"/> No Date: _____	Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Conditional Decision Date: _____ Reason if Denied: _____ Adverse Action Notice Sent: <input type="checkbox"/> Yes Date: _____
HERO Discount Verified: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Authorized Signature: _____