

Evans & Marks Ventures, LLC

RESIDENTIAL LEASE APPLICATION

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

Application(s) must be complete with proof of income (last 3 pay-check stubs). Gross income must be 3 times the rent.

Housing vouchers are accepted and applicants must verify that housing voucher can be used at this location.

Please email all applications and proof of income to se2020home@gmail.com.

Evans & Marks Ventures, LLC
RESIDENTIAL LEASE APPLICATION

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

NO PETS ALLOWED

Property Address: 1914 Lakeside Dr. Seabrook, TX 77586 Anticipated: Move-in Date: _____

Security Deposit: \$ 1,950 Monthly Rent: \$ 1,950

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 _____ Mobile Phone _____

Soc. Sec. No. _____ - - Driver License No. _____ in _____ (state)

Date of Birth _____

Marital Status _____

Emergency Contact: Name: _____

Address: _____

Phone: _____ E-mail: _____

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Applicant's Current Address: _____ Apt. No. _____

(city, state, zip)

Landlord's Name: _____ Email: _____

Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____

Date Moved-In _____ Move-Out Date _____ Rent \$ _____

Reason for move: _____

Applicant's Previous Address: _____ Apt. No. _____

(city, state, zip)

Previous Landlord's Name: _____ Email: _____

Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____

Date Moved-In _____ Date Moved-Out _____ Rent \$ _____

Reason for move: _____

Applicant's Current Employer: _____

Address: _____ (street, city, state, zip)

Contact for Employment Verification: _____ Phone: _____

E-mail: _____

Start Date: _____ Gross Monthly Income: \$ _____ Position: _____

Note: If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.

Applicant's Previous Employer: _____
 Address: _____ (street, city, state, zip)
 Contact for Employment Verification: _____ Phone: _____
 E-mail: _____
 Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____

Describe other income Applicant wants considered: _____

List all vehicles to be parked on the Property (only 2 allowed:

| Type | Year | Make | Model | License Plate Number/State |
|------|------|------|-------|----------------------------|
| | | | | |
| | | | | |

| | Yes | No | Explanation |
|--|--------------------------|--------------------------|-------------|
| Does anyone who will occupy the Property smoke? | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| Will Applicant maintain renter's insurance? | <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 <u>any</u> credit problems, slow-pays or delinquencies? | <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 Applicant wants considered? | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Authorization: Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Fees: After submission of application, applicant will receive an email from E-Renter Support to complete the application process (background check). The cost will be \$21.95 per applicant.

Acknowledgement & Representation:

(1) Signing this application indicates that Applicant understands that a criminal background check will be performed on all applicants and occupants age 18 years or older. Deferred adjudication or conviction for a sex related crime or violent crime will be denied. Applicants or occupants that have been arrested for any crime that has not been fully adjudicated (by dismissal, acquittal, court supervision, deferred adjudication or conviction) will be denied.

Applicants or occupants with open warrants will be denied. Applicants who fail to fully disclose any type of criminal arrest, charge, etc. will be denied. No exceptions.

(2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and and may be grounds to declare Applicant in breach of any lease the Applicant may sign.

(3) Applicant represents that the statements in this application are true and complete.

Applicant's Signature

Date

For Landlord's Use:

On _____, _____ (name/initials) notified
 Applicant _____ by phone mail e-mail fax in person
that Applicant was approved not approved. Reason for disapproval: _____

Evans & Marks Ventures, LLC
AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT

I, _____ (Applicant), have submitted an application to lease a property located at 1914 Lakeside Dr. Seabrook, TX 77586

The landlord, broker, or landlord's representative is:

Kenneth or Shannah Evans

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 background information about me.

Applicant's Signature

Date

Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.