



Parker Properties

303 Partridge Run Drive * Duncanville, Texas 75137
 (972) 780-0014 * Fax (972) 709-7142 * parkerproperties@charter.net

Residential Rental Application

TO THE APPLICANT: Please help us promptly process this application by clearly completing all the required information.
 Please note that rental history cannot be verified until written notice is given.
 This application form may be used by Applicant and Spouse only. Each Co-Applicant and Occupant 18 years or older must submit a separate application.

Information within this section is to be completed by Management/Agent only.

Date of Application:	Property No:
Property Address:	City:
Rent Per Month:	Security Deposit:
Desired Move-in Date:	Lease Expiration:
Pet(s):	Pet Deposit:
Yard/Landscape Maintenance: Landlord <input type="checkbox"/> Tenant <input type="checkbox"/>	Pool/Spa Maintenance: Landlord <input type="checkbox"/> Tenant <input type="checkbox"/>
Special Requests:	

Personal Information

Applicant's Full Name: (First) <input type="text"/> (Middle) <input type="text"/> (Last) <input type="text"/>		
Marital Status:	Social Security No:	Date of Birth:
Driver's License No:	State:	Email Address:
Home Phone:	Cell Phone:	Work Phone:
Other Residents	Relationship	Age

<i>Residence History</i>			
Present Address:	City:	State:	Zip:
Present Landlord or Mortgage Holder:	Move In Date:	Move Out Date:	
Present Landlord Phone Number:	Amount Of Rent:		
Reason for Moving:			
Previous Address:	City:	State:	Zip:
Previous Landlord or Mortgage Holder:	Move In Date:	Move Out Date:	
Previous Landlord Phone Number:	Amount Of Rent:		
Reason for Moving:			

<i>Employment Information</i>			
Present Status:			
<input type="checkbox"/> Employed Full-Time	<input type="checkbox"/> Employed Part-Time	<input type="checkbox"/> Unemployed	<input type="checkbox"/> Student <input type="checkbox"/> Retired
Presently Employed by:		How Long:	
Present Employer's Address:		Present Employer's Phone:	
City:	State:	Zip:	
Position Held:	Present Income: \$ _____ Per: _____		
Type Work:	Supervisor:		
Previously Employed by:		How Long:	
Previous Employer's Address:		Previous Employer's Phone:	
City:	State:	Zip:	
Position Held:	Previous Income: \$ _____ Per: _____		
Type Work:	Supervisor:		
Other Income (if Any):			

<i>Banking and Credit References</i>			
Bank:		Location:	
Active Checking Account No:		Active Savings Account No:	
Bank Officer/Contact:		Bank Phone:	
Credit Reference:		Account No:	
Address:	City:	State:	Zip:
Credit Reference:		Account No:	
Address:	City:	State:	Zip:
Credit Reference:		Account No:	
Address:	City:	State:	Zip:

<i>Spouse Information</i>			
Spouse's Full Name: (First) (Middle) (Last)			
Social Security No:		Date of Birth:	
Driver's License No:		State:	
Email Address:			
Home Phone:	Cell Phone:		Work Phone:
Employment Status: <input type="checkbox"/> Employed Full-Time <input type="checkbox"/> Employed Part-Time <input type="checkbox"/> Unemployed <input checked="" type="checkbox"/> Student <input type="checkbox"/> Retired			
Presently Employed by:		How Long:	
Present Employer's Address:		Present Employer's Phone:	
City:	State:		Zip:
Position Held:	Present Income: \$	Per:	
Type Work:	Supervisor:		
Previously Employed by:		How Long:	
Previous Employer's Address:		Previous Employer's Phone:	
City:	State:		Zip:
Position Held:	Previous Income: \$	Per:	
Type Work:	Supervisor:		
Other Income (if Any):			

<i>Additional Information</i>			
Please list all vehicles to be parked on premises by Applicant, Spouse, Co-Applicant, Children, or other Occupants. (Cars, Trucks, Recreational Vehicles, Motorcycles, Trailers, Boats, Etc.)			
Make/Model:	Year:	Tag No:	State:
Make/Model:	Year:	Tag No:	State:
Make/Model:	Year:	Tag No:	State:
Make/Model:	Year:	Tag No:	State:
Please list any pet(s) which will live on the premises:			
Kind:	Weight:	Age:	Name:
Kind:	Weight:	Age:	Name:
In Case of Emergency Notify:			
Relationship:		Address:	
City:		State	Zip:
Home Phone:	Cell Phone:		Work Phone:
Please tell us any other information that might help us evaluate your application:			

Does anyone who will occupy the Property smoke?	Yes	No
Will applicant maintain renter's insurance?	Yes	No
Applicant is in the military, is Applicant serving under orders limiting Applicant's stay to one year or less?	Yes	No
Has Applicant or Spouse ever:		
1. Been evicted?	Yes	No
2. Been asked to move out by a landlord?	Yes	No
3. Breached a lease or rental agreement?	Yes	No
4. Been sued for non-payment of rent or damages to rental property?	Yes	No
5. Filed, Declared, or been adjudged bankruptcy?	Yes	No
6. Lost (or in process of losing) property in a foreclosure?	Yes	No
7. Had any credit problems?	Yes	No
8. Been convicted of a crime?	Yes	No
Is any occupant a registered sex offender?	Yes	No
Are there any criminal matters pending against any occupant?	Yes	No
If any of the above answers are "Yes", please explain:		

How were you referred to us:	<input type="checkbox"/> Newspaper	<input type="checkbox"/> Internet	<input type="checkbox"/> Sign	<input type="checkbox"/> Other
Real Estate Agent Name:	Phone:			

Authorization and Verification of Credit Information

The undersigned applicant(s) warrant(s) and represent(s) that all statements contained in this application are true, accurate, and complete. It is understood that the furnishing by applicant(s) of any false, misleading, or inaccurate information shall be grounds for owners rejection of this application, forfeiture of all application fee(s) and/or deposit(s) and termination of applicant(s)' right of occupancy. The undersigned applicant(s) hereby authorize(s) Parker Properties and any consumer or credit reporting agency or bureau employed by it to investigate applicant(s) character, general reputation, mode of living, credit, financial responsibility, and the statements made within this application, and to inquire of and check with the persons and references named therein, and also authorize(s) such credit or consumer reporting agency or bureau to make a consumer or credit report in connection therewith. Applicant(s) is/are entitled to know the name and address of such reporting organization upon request and is afforded all other rights under the Fair Credit Reporting Act.

Application Deposit Agreement

In consideration for Owner's removal of the premises from the market, Applicant has deposited with Parker Properties, Ownees agent, an "Application Deposit" in the amount indicated below. This Application Deposit is not a substitute for or in lieu of the required Security Deposit due upon execution of the contemplated lease, but rather a fee paid in return for Ownees removal of the Premises from the market during the approval process of this application. The Application Deposit shall be returned to Applicant ONLY if Owner decides not to approve Applicant. If Applicant is approved by Owner, Applicant will forfeit the Application Deposit, if, for any reason, Applicant fails to enter into a lease within three (3) days after notice of such approval. If Applicant enters into a lease within such three (3) day time period, the Application Deposit shall be credited toward the required Security Deposit. The \$50.00 Application Fee is to cover the cost of credit and background investigation and is non-refundable in any event. Keys will be furnished only after a lease agreement and other rental documents have been properly executed by all parties and only after applicable rentals and security deposits have been paid. This application is preliminary only and does not obligate Owner or Ownees Agent to execute a lease or deliver possession of the premises.

This property is offered without respect to
Sex, Religion, Race, Creed, Color, National Origin, Age, Handicap, or Family Status.

Applicant's Signature	Date	Spouse's Signature	Date
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Application Deposit by Applicant \$	Total Security & Pet Deposit \$	Monthly Rent \$	Non Refundable Application Fee \$50.00
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Disposition

Management Use Only

Approved Not Approved By: _____ Date: _____