

ChrisO Properties LLC

30405 Dobbin Hufsmith Rd.

Magnolia, Texas 77354

281.681.0916 - chris@chrisoproperties.com

www.buddegardens.com

Thank you for your interest in Budde Gardens Apartments. To begin the application process, we need the following **FOUR** items:

1. Complete, sign & date the **APPLICATION FOR RENTAL**.
2. A non-refundable **APPLICATION PROCESSING FEE** of
 - **\$40.00** for one or two persons who are current Texas residents, or
 - **\$50.00 per person** for non-Texas residents.

Please note: Additional application processing fees are necessary for applicants who are not Texas residents, and for all occupants 18 years of age or older on the date of this application. **Please call for details.**
3. An **APPLICATION DEPOSIT** in the amount of **\$200.00**. If your application is approved, this amount is applied toward move-in costs (*first month's rent and security deposit*). If you are not approved for the apartment, this amount is refunded to you.
4. A photocopy of your (a) most recent paystub and (b) driver's license.

Lease Qualifications. Please consider the following when completing your application.

- A complete credit and criminal history is reviewed for each applicant, co-applicant, lease guarantor, and all occupants 18 years or older.
- Monthly gross income must be 3 times the monthly rent. For example, if the rent is \$800, an applicant must have at least \$2400 in monthly gross income.
- With respect to criminal histories, we do not lease to anyone with felony convictions, any convictions for violence, any convictions for of a sexual nature, any drug convictions since age 21 or older, and not more than one DWI/DUI. We do not rent to sex offenders.
- Applicants with previous evictions or financial judgments from previous landlords immediately qualify for a triple-deposit and first and last months rent paid up-front at lease inception.

Security Deposits. The typical security deposit for someone with good to excellent credit and good rental history is \$450. The security deposit for applicants with a moderate to poor credit score is equal to between one and three month's rent. Detailed info is available at <http://www.buddegardens.com/Info/GeneralTerms.htm>.

Necessary Action. Please call **281.681.0916** to make an appointment to submit your completed application. Please provide items 2 and 3 as separate cashier's checks or money orders. So, please do not combine them into a single cashier's check or money order. **Personal checks are not accepted during the application process.**

Upon receipt of this completed application, we will respond within three to five business days. If you are on a tight timeframe, please let me know and we will respond accordingly.

Make cashier's checks and money orders payable to 'Budde Gardens Apartments LLC.

APPLICATIONS MUST BE SIGNED BEFORE THEY CAN BE PROCESSED.

Budde Gardens Apartments LLC is a member of the *Houston Apartment Association* and utilizes lease agreements from the *Texas Apartment Association*.

Budde Gardens Apartments LLC
APPLICATION FOR RENTAL

Unit# _____

Desired Move-In Date: _____

How did you learn of this property? _____

APPLICANT / LEASE GUARANTOR

CO-APPLICANT

1. Full Name: _____
Phone (Home): _____ - _____ - _____
Phone (Work): _____ - _____ - _____
Phone (Cell): _____ - _____ - _____
Email: _____
Social Security Number: _____ - _____ - _____
Date of Birth: _____
Driver License Number: _____ State: _____
Citizenship: _____

1. Full Name: _____
Phone (Home): _____ - _____ - _____
Phone (Work): _____ - _____ - _____
Phone (Cell): _____ - _____ - _____
Email: _____
Social Security Number: _____ - _____ - _____
Date of Birth: _____
Driver License Number: _____ State: _____
Citizenship: _____

2. *List all residences for the past 3 years (start with current residence):*
Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

2. *List all residences for the past 3 years if different from Applicant (start with current residence):*
Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Address: _____ Apt: _____
City, St, Zip: _____
Move-in Date: _____ Move-out Date: _____
Landlord or Manager: _____
Phone: _____ - _____ - _____ Rent: \$ _____

Budde Gardens Apartments LLC
APPLICATION FOR RENTAL

APPLICANT / LEASE GUARANTOR

CO-APPLICANT

3. **Current Employer:** _____
Address: _____
City, St, Zip: _____
Supervisor's Name: _____
Phone: _____ - _____ - _____ Monthly Inc. \$ _____
Position: _____
Length of Employment: _____

3. **Current Employer:** _____
Address: _____
City, St, Zip: _____
Supervisor's Name: _____
Phone: _____ - _____ - _____ Monthly Inc. \$ _____
Position: _____
Length of Employment: _____

Previous Employer: _____
Address: _____
City, St, Zip: _____
Supervisor's Name: _____
Phone: _____ - _____ - _____ Monthly Inc. \$ _____
Position: _____
Length of Employment: _____

Previous Employer: _____
Address: _____
City, St, Zip: _____
Supervisor's Name: _____
Phone: _____ - _____ - _____ Monthly Inc. \$ _____
Position: _____
Length of Employment: _____

4. **Bank Information**

<i>Checking Account Info</i>	<i>Savings Account Info</i>
Bank: _____	Bank: _____
Phone: _____ - _____ - _____	Phone: _____ - _____ - _____
Acct #: _____	Acct #: _____

4. **Bank Information**

<i>Checking Account Info</i>	<i>Savings Account Info</i>
Bank: _____	Bank: _____
Phone: _____ - _____ - _____	Phone: _____ - _____ - _____
Acct #: _____	Acct #: _____

5. **Occupants:** Other than Applicant, Co-Applicant & Lease Guarantor, list all persons who will occupy the property:

- a. Name: _____ Relationship: _____ Age: _____
- b. Name: _____ Relationship: _____ Age: _____
- c. Name: _____ Relationship: _____ Age: _____
- d. Name: _____ Relationship: _____ Age: _____

- 6. **Will any waterbeds or water-filled furniture be used in the property?** Yes No
- 7. **Will any occupant smoke on the property?** Yes No
- 8. **Will occupants maintain renter's insurance policy?** Yes No
- 9. **Do occupants own a vacuum cleaner?** Yes No

10. **List all vehicles to be parked on the Property (only cars, passenger trucks, and motorcycles allowed).**

- a. Type: _____ Year _____ Make & Model _____ License Plate #/State: _____
- b. Type: _____ Year _____ Make & Model _____ License Plate #/State: _____

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11. Pet Information

Will there be any pets on the Property? Yes No Number of Pets: _____

Pet Cat Dog Breed: _____ Weight: _____ Age: _____ Gender: Male Female

#1 Neutered: Yes No; Declawed: Yes No; Are vaccination & rabies shots maintained: Yes No

Pet Cat Dog Breed: _____ Weight: _____ Age: _____ Gender: Male Female

#2 Neutered: Yes No; Declawed: Yes No; Are vaccination & rabies shots maintained: Yes No

Other (e.g. fish, birds, reptiles, etc.) and explain manner in which kept: _____

12. Background Information

- a. Has Applicant, Co-Applicant, Lease Guarantor or any other occupant ever been evicted? Yes No
- b. Has Applicant, Co-Applicant, Lease Guarantor or any other occupant ever filed bankruptcy? Yes No
- c. Has Applicant, Co-Applicant, Lease Guarantor or any other occupant ever lost property due to foreclosure? Yes No
- d. Has Applicant, Co-Applicant, Lease Guarantor or any other occupant ever had credit problems? Yes No
- e. Has Applicant, Co-Applicant, Lease Guarantor or any other occupant ever been convicted of a crime? Yes No
- f. Are any criminal matters pending against Applicant, Co-Applicant, Lease Guarantor or any other occupant? Yes No
- g. Does Applicant, Co-Applicant, Lease Guarantor or any other occupant utilize illegal recreational drugs? Yes No
- h. If the answer to any of the preceding questions is yes, please explain below. (Attach additional sheets if necessary.) _____

13. Military Information

- a. Is Applicant, Co-Applicant or Lease Guarantor a member of the military?
 No; Active Duty; Active Reserve; Inactive Reserve
- b. Has Applicant, Co-Applicant or Lease Guarantor requested or received military orders transferring Applicant, Co-Applicant or Lease Guarantor within the term of this lease? Yes No
- c. Is Applicant, Co-Applicant or Lease Guarantor currently serving temporary orders limiting Applicant, Co-Applicant or Lease Guarantor's ability to fulfill this lease? Yes No

14. In case of emergency, notify:

Name: _____ Phone (Home): _____ - _____ - _____

Relationship: _____ Phone (Work): _____ - _____ - _____

Address: _____ Apt: _____ Phone (Cell): _____ - _____ - _____

City, St, Zip: _____

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15. **Lease Guarantor.** Much like co-signing a loan, we allow someone to guarantee the lease. As such, the guarantor simply becomes an additional named party to the lease. Please have them complete another copy of this lease application. Submit both your and the guarantor's application at the same time. Lease guarantors must reside in The Woodlands, Conroe, Spring, Tomball and Magnolia area.
16. **Representation.** Applicant, Co-Applicant and/or Lease Guarantor represent that the above statements are true and complete. Providing false information is grounds for rejection, termination of lease, and retention of money tendered to Landlord as liquidated damages.
17. **Authorization.** Applicant, Co-Applicant and/or Lease Guarantor authorize Landlord, or persons designated by Landlord, to:
- a. Obtain current and future consumer or credit reports related to this application and during the term of the lease;
 - b. Verify any rental history, employment history, or any other information related to this application; and
 - c. Discuss information in this Application and consumer / credit report with Landlord and Landlord's Broker.
18. **Fees and Deposits.** Applicant, Co-Applicant and/or Lease Guarantor have submitted with this application the following to Landlord:
- a **non-refundable** fee of **\$ 40.00** for processing this Application for Texas residents;
 - a **non-refundable** fee of **\$ _____** for processing this Application for _____ (qty; \$50ea.) **non-Texas residents**;
 - an Application Deposit of **\$ 200.00** to secure the performance of the this application. This Application Deposit is applied toward the security deposit if applicant and co-applicant are approved, and a lease is consummated within five calendar days of notification of approval. If applicants are approved yet fail to sign a lease within these five calendar days, the entire amount of this Application Deposit is forfeited. If applicants are not approved, the entire Application Deposit is refunded.

Make cashier's checks and money orders payable to: **Budde Gardens Apartments LLC.**

Applicant or Lease Guarantor's Signature

Co-Applicant's Signature

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1. Application received on (date): _____
2. Applicant was notified of approval; non-approval; on (date) _____
3. Applicant was notified by telephone; US Mail; In person
4. Names of persons to whom above notice was actually given: _____