

Peach Creek Apartments

Appl. Fee: \$25
Rent: \$580
Move-In Special \$250

APPLICATION QUALIFICATIONS

Please fill out this application and all additional paperwork completely. Any false information may lead to disapproval of this application, now or after you have moved in.

1. Applicant(s) must be over the age of 18.
2. Applicant(s) must have a valid Driver's License or picture ID.
3. Applicant(s) must have full time verifiable employment for 6 months or more and provide a copy of the most recent check stubs.
4. Applicant(s) must provide a copy of the most recent Bank Statement, Social Security, SSI Retirement/Disability, VA Benefits information showing amount of monthly income.
5. Applicant(s) must be in good standing with present or previous landlord with good payment history and no evictions or broken leases.
6. If applicant is a first time renter he/she must have a co-signer that meets qualifying criteria.
7. If applicant is on Section 8 under the Housing Authorities of Bexar County and San Antonio, please provide proper paperwork at time of application filing.
8. Applicant(s) must provide \$25 non-refundable per person, over 18 years of age application fee for processing of application in the form of a money order.
9. All potential residents must be listed on the application (**anyone not listed on the application or lease and resides in the unit may cause all tenants to be subject to immediate termination of lease.**)
10. All applicants(s) must sign consent for verification application information and background check.
11. Applicant(s) may be denied occupancy for any of the following reasons:

falsification of application	poor credit history	poor housekeeping
incomplete application	poor rental history	poor supervision of children
insufficient income	non-payment of rent	criminal history
prior evictions	violent behavior of oneself or occupants	

I have read and understand the above rental criteria.

Applicant

Date

Applicant

Date

Peach Creek Apartments Rental / Credit Application

PERSONAL INFORMATION

Date: _____ Date of Birth: _____
Name: _____ Social Security #: _____
Current Residence: _____
Home Number: _____ Work Number: _____
Cell Number: _____ Driver's License: _____

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RESIDENCE INFORMATION

Present Landlord: _____ Address: _____
Phone Number: _____ How long was residency? _____ Rent \$ _____
Previous Landlord: _____ Address: _____
Phone Number: _____ How long was residency? _____ Rent \$ _____

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WORK HISTORY

Current Employer: _____ Position: _____
Address: _____ Contact Number: _____
Supervisor: _____ How long? _____ Salary: _____
Previous Employer: _____ Position: _____
Address: _____ Contact Number: _____
Supervisor: _____ How long? _____ Salary: _____
Source of Additional Income: _____

Please provide copies of most recent check stubs, VA Letters, SSI, or SS Letters, Child Support, etc.

ADDITIONAL OCCUPANTS

Name: _____ Date of Birth: _____

SSNumber: _____ Driver's License: _____

Employer: _____ Address: _____

Contact Number: _____ How long? _____ Salary: _____

Name: _____ Date of Birth: _____

SSNumber: _____ Driver's License: _____

Employer: _____ Address: _____

Contact Number: _____ How long? _____ Salary: _____

Name: _____ Date of Birth: _____

SSNumber: _____ Driver's License: _____

Employer: _____ Address: _____

Contact Number: _____ How long? _____ Salary: _____

PERSONAL REFERENCES

NAME	RELATIONSHIP	PHONE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Emergency contact not living with you:

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VEHICLE INFORMATION

Number of Vehicles (including company cars) _____

Make/Model _____ Year _____ Color _____ State _____

Make/Model _____ Year _____ Color _____ State _____

RENTAL/CRIMINAL HISTORY

Have you ever:

Filed bankruptcy? ___yes ___no If yes when? _____

Been served an eviction notice or been asked to vacate property? ___yes ___no

If yes when? _____

Willfully or intentionally refused to pay rent when due? ___yes ___no

If yes when? _____

Been convicted of a felony? ___yes ___no if yes when? _____

Explain: _____

Received deferred adjudication? ___yes ___no if yes when? _____

Explain: _____

DISCLOSURES

RADON GAS DISCLOSURE: As required by law, Lessor makes the following disclosure: “Radon Gas” is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

LEAD PAINT DISCLOSURE: “Every purchaser or Lessee of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller or lessor of any interest in residential real estate is required to provide the buyer or lessee with any information on lead-based paint hazards from risk assessments or inspection in the seller or lessor’s possession and notify the buyer or lessee of any known lead-based paint hazards. A risk assessment or inspection for possible paint hazards is recommended prior to purchase or lease.

ACKNOWLEDGEMENT

I/We undersigned, understand that _____ is the leasing agent and representative for the Peach Creek Apartments and that the leasing agent's fees will be paid by the owner/landlord. The undersigned acknowledges that this written notice was received prior to the undersigned receiving a lease agreement. I/We declare the foregoing information is true and correct, and I/We hereby authorize you to conduct an employment, credit and criminal background check to verify our references. There is a **\$25** non-refundable application fee per each application 18 and over.

Applicant's Signature Date

Representative's Signature Date

Applicant's Signature Date

Applicant's Signature Date

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FOR OFFICE USE ONLY

_____ Application fee paid _____ Deposit paid _____ Rent paid _____

_____ Move-In Special paid _____ _____ Pet Deposit paid _____

Application Verification

Contact Person

Remarks

___ SARMA Report _____ _____

___ Identification Verification _____ _____

___ Employment Verification _____ _____

_____ _____ _____

___ Income Verification _____ _____

Verification of applicant completed by: _____ Date: _____

Remarks _____

_____ Approved _____ Denied Reason: _____

