



Greetings!

Thank you for your interest in leasing a home. With homes ranging from \$500.00 - \$3,000.00 we are certain that we have something for everyone. If we don't have the perfect home for you, we can show you homes on the market by other companies. We would be delighted to do so.

Following you will find our leasing application. Just follow the instructions and complete to the best of your ability. Keep in mind that an application does not hold the property for you – only a deposit does.

So you know, our homes don't last long so we're looking for tenants who are ready to move. You may also want to check out our website at www.CrescentRealEstateGroup.com for the latest list of residential listings in the area.

Don't hesitate to call us with questions.

Best wishes,
Crescent Real Estate Group



STEPS TO MAKING AN APPLICATION FOR LEASE

1. The application fee is \$35.00 per married couple or \$35.00 for each adult occupant 18 years and older.
2. Upon notification of acceptance, the security deposit must be received within 24 hours in our office.
3. The lease must be signed within 3 business days, and you must move-in or begin rental payment within two weeks of approval. The property will not be taken off the market until the security deposit is received. So, if you want the property taken off the market pending application approval you will need to include the security deposit with your application fee.
4. The **SECURITY DEPOSIT MUST BE IN CASHIERS' FUNDS, MONEY ORDER, OR CASH**. We will not accept personal checks for the security deposit.
5. When paying the first month's rent, **WE COLLECT A FULL MONTHS RENT UPON MOVE IN (OR BEFORE)** regardless of move in date. This also needs to be paid in cashier's funds, money orders, or cash. A personal check will not be accepted for the first month's rent.
6. **SPECIAL NOTE** We may ask for a double deposit if there is no/poor credit history or poor residential history.

972.296.9400 Fax 972.296.9492 www.CrescentRealEstateGroup.com
400 North Main Duncanville, TX 75116"



TEXAS ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE APPLICATION

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

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Applicant was referred to Landlord by:

Real estate agent _____ (name) _____ (phone)

Newspaper Sign Internet Other _____

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/Pager _____

Emergency Contact Name & No.: _____

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

Date of Birth _____ Height _____ Weight _____ Eye Color _____

Hair Color _____ Marital Status _____ Citizenship _____ (country)

Name all other persons who will occupy the Property:

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

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

(city, state, zip)

Landlord's Name: _____

Landlord's Phones: _____ (day) _____ (night) _____ (mobile)

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

Reason for move: _____

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

(city, state, zip)

Previous Landlord's Name: _____

Landlord's Phones: _____ (day) _____ (night) _____ (mobile)

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

Reason for move: _____

Applicant's Current Employer: _____

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

Supervisor's Name: _____ Phone: _____ Fax: _____

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

Applicant's Previous Employer: _____

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

Supervisor's Name: _____ Phone: _____ Fax: _____

Employed from _____ to _____ Gross Monthly Income: \$ _____ Position: _____

Describe other income Applicant wants considered: _____

Residential Lease Application concerning _____

Bank's Name and Phone at which Landlord may verify good funds for any rent, fee, or deposit: _____

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/State

List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other pets):

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

	Yes	No	Explanation
Will any waterbeds or water-filled furniture be on the Property?	<input type="checkbox"/>	<input type="checkbox"/>	_____
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"/>	_____
If Applicant is in the military, is Applicant serving under orders limiting Applicant's stay to one year or less?	<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 any credit problems?	<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 & Representation: 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, employment, or criminal history or verify any other information related to this application with persons knowledgeable of such information. Applicant represents that the statements in this application are true and complete. Applicant understands that providing false or inaccurate information is grounds for rejection and a breach of any lease.

Notice: Unless agreed otherwise in writing, the Property remains on the market until a lease is signed and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Fees: Applicant submits a non-refundable fee of \$_____ for processing and reviewing this application and (check only one box if applicable):

- (1) \$_____ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.
- (2) an Application Deposit of \$_____ in accordance with the attached Agreement for Application Deposit and Hold on Property (TAR No. 2009 or similar agreement).

Applicant's Signature _____ Date _____

For Landlord's Use: On _____, _____ (name/initials) notified Applicant _____ by phone mail fax in person that Applicant was approved not approved.



TEXAS ASSOCIATION OF REALTORS®

**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

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I, _____ (Applicant), have submitted an application to lease a property located at _____ (address, city, state, zip).

The landlord, broker, or landlord's representative who will verify information in the application is:

Crescent Real Estate Group	_____	(name)
400 North Main Street	_____	(address)
Duncanville, TX 75116	_____	(city, state, zip)
972-296-9492	_____ (phone)	972-296-9400 (fax)
info@CrescentRealEstateGroup.com	_____	(e-mail)

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 criminal background information about me.

Applicant's Signature

Date