

## ChrisO Properties LLC

30405 Dobbin Hufsmith Rd.

Magnolia, Texas 77354

281.681.0916 - [chris@chrisoproperties.com](mailto:chris@chrisoproperties.com)

[www.buddegardens.com](http://www.buddegardens.com)

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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 most recent paystub.

**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 \$1200, an applicant must have at least \$3600 in monthly gross income.
- With respect to criminal histories, we do not lease to anyone with felony convictions, any convictions for violence, any drug convictions, 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 with first and last months rent paid up-front at lease inception.

**Deposits.** The typical deposit for someone with decent credit and a good rental history is the equivalent of one month's rent. In some cases, a deposit equal to two or three month's rent is taken as a deposit.

**Necessary Action.** Please contact your real estate agent to submit your completed application and application processing fee. While personal checks are accepted from tenants, 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 'Chris O'Rourke'.**

**APPLICATIONS MUST BE SIGNED BEFORE THEY CAN BE PROCESSED.**

ChrisO Properties LLC is a member of the *Houston Apartment Association* and utilizes lease agreements from the *Texas Apartment Association*.

# APPLICATION FOR RENTAL

Address# \_\_\_\_\_

Tentative Move-In Date: \_\_\_\_\_

How did you learn of this property? \_\_\_\_\_

## APPLICANT / LEASE GUARANTOR

## CO-APPLICANT

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

1. Full Name: \_\_\_\_\_  
 Phone (Home): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Phone (Work): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Phone (Cell): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 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: \$ \_\_\_\_\_

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**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. **Do occupants own lawn maintenance equipment?** *.<applies to single family homes>*.....  Yes  No

11. **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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**12. 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: \_\_\_\_\_  
\_\_\_\_\_

**13. 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.) \_\_\_\_\_  
\_\_\_\_\_

**14. 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

**15. In case of emergency, notify:**

Name: \_\_\_\_\_ Phone (Home): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone (Work): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Apt: \_\_\_\_\_ Phone (Cell): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

City, St, Zip: \_\_\_\_\_

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16. **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.
17. **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.
18. **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.
19. **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 'Chris O'Rourke'.**

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**Applicant or Lease Guarantor's Signature**

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**Co-Applicant's Signature**

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**FOR CHRISO PROPERTIES USE ONLY**

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