

RENTAL APPLICATION

(A separate application must be completed by **each** applicant.)

Name: _____ Phone #: _____

Social Security #: _____ Date of Birth _____ email _____

Current Address: _____

Current Landlord & Contact #: _____

When did you move in? _____ When does lease end? _____ Rent? _____

Previous Address: _____

Previous Landlord & Contact #: _____

When did you move in? _____ When did you move out? _____ Rent? _____

Employer: _____ Phone: _____ Fax: _____

Hire Date: _____ Position: _____ Salary: _____

Previous Employer: _____ Phone: _____ Fax: _____

Hire Date: _____ Position: _____ Salary: _____

IDEAL MOVE IN DATE: _____ EARLIEST POSSIBLE MOVE IN DATE _____

Do you have any pets? YES / NO (If YES, what breed & weight?) _____

Do you smoke? YES / NO * SPECIFIC MOVE-IN DATE NEEDED? _____

Who else will be living in the unit with you? _____

AUTHORIZATION:

Applicant authorizes Landlord and Landlord's Agent, at any time before, during, or after tenancy, to:

- (1) Obtain a copy of Applicant's credit report
- (2) Obtain a criminal background check related to applicant and any occupant
- (3) Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Applicant's Signature

Date

(Every adult occupant must complete a separate application & be on the lease.)

PLEASE FAX COMPLETED APPLICATION BACK TO (713) 583-3111

ABOUT THE APPLICATION PROCESS

Thank you for your interest in the apartment that I have for lease. PLEASE DO NOT SEND ME AN APPLICATION FOR AN APARTMENT THAT YOU HAVE NOT ALREADY SEEN IN PERSON. I only accept applications from people who we have actually seen the apartment that they are applying for—or had someone preview it for them. Thank you!

The cost is **40.00** per applicant to apply for this apartment, in the form of a check (made payable to **Jared Meadors**), cash, or PayPal. (If using PayPal, please ask for details first). The app fee is to cover the cost of pulling your credit report & verifying all of the info on your application. (Running apps is a loss-making activity for me—even with the app fee.)

Applications will be processed **only after** we receive your completed & signed application **and** the \$40 application fee. This entails pulling your credit, verifying your employment, verifying your rental history, and checking your criminal background. If you rent currently, you will also need to complete a Rental Verification form. Everyone is run through the same basic process. No exceptions. The entire process may take two or three working days—sometimes longer if we can't get cooperation from your landlord and employer (or if you do not provide us with all the documentation we may request up front (i.e. W-2s, paystubs, etc).

If you are aware of any weak or derogatory information in any of these areas it is usually best to disclose this up front. I have certainly rented to people in the past with minor credit problems, little or no job history, or little or no employment history. (I was 18 once, too.) Disclosing any issues in advance will save us both a lot of time and hassle. It's a person's overall strength (or weakness) as a potential tenant that I am trying to determine—and that is comprised of a lot of different things. A higher security deposit can sometimes offset weak areas of your application. But I do not want to waste **my** time or **your** \$40 if I am not fairly certain out the outset that you have a reasonable chance of qualifying for the apartment.

ALL OF MY APARTMENTS ARE NON-SMOKING APARTMENTS. If you smoke, you must disclose this up front and will need to smoke outside. If you do not follow this rule, your lease may be terminated and you may lose your deposit—so please don't go there.

Most typical PETS are allowed on a case-by-case basis. A cat is almost always ok. Dogs are sometimes 1st floor only and depend on size, breed, and feedback from your current landlord. Pet deposits are required for both cats and dogs and start at \$295 for a cat, \$395 and up for a dog, \$495 and up for a lemur or a Capuchin monkey. No wolverines or honey badgers please. (I've had bad experiences with those in the past.)

As a Landlord, the four most important things to me are:

- (a) that you pay your rent on time every month
- (b) that you respect the space and take care of your unit
- (c) that you respect your neighbors' rights to quiet enjoyment of *their* space
- (d) that you adhere to the terms of your lease

If you do these four things, we will never have a problem. If you do not feel that you can do ALL of these things, please do not apply. My happiness and the happiness of my other tenants are very important to me. I have neither the time nor the disposition to deal with people who cannot follow these basic precepts. In an ideal world, we would never even need to meet or have a written contract. Alas... we don't live in an ideal world. So all of the I's have to be dotted and the T's have to be crossed before we can move forward.

If you have any questions about this application or any other part of the process, please feel free to contact me directly.

Jared Meadors
Medusa Properties
www.medusaproperties.com
jared@medusaproperties.com

RENTAL VERIFICATION

Medusa Properties

Dear Landlord or Property Manager:

The individual signed below has submitted a rental application to MEDUSA PROPERTIES.

Please provide the information requested at the bottom and FAX this form back to our office at 713-583-3111.

Thank you for your prompt response! ☺

Name of Applicant: _____

I hereby authorize release of the information requested below for my rental address at:

_____ (current rental address)

Applicant's Signature

Date

(Applicants: please stop here. We will send this form to your current or former landlord for independent verification.)

Dates of Residency: (from) _____ **(until)** _____

- Amount of Monthly Rent \$ _____
- Has Lease Expired? YES / NO
- # of Late or NSF's: 0 / 1 / 2 / 3 / 4 / or more _____
- How many within the last twelve months? _____
- Has the individual complied with all community policies? YES / NO
- Does this individual keep an animal on the premises? YES / NO
- Has the animal at any time caused a problem or been a nuisance? YES / NO
- Eligible for re-rental? YES / NO

Signature of Current or Former Property Manager / Landlord

(Date)