

International Village
Apartments

23rd Street/Thunderbird
Townhomes

4750 Meeks Dr.
Orange TX 77632
Office (409) 886-5611 Fax (409) 886-5613
intvillageapts@hotmail.com
www.dalsassorealty.com

Dear Potential Resident:

Please take the time to complete the application, and make sure you **sign** every line that states "applicant signature"

We will need the following to process your application:

- 1) Copy of your drivers' license or identification card.
- 2) Copy of 6 months (most recent) check stubs/proof of income.
- 3) We will need a money order for the application fee. (non-refundable)
 - a. -\$35.00 per adult (Anyone over the age of 18)

Deposits:

If additional deposit required for approval, additional amount will be disclosed accordingly.

- One bedroom deposit: \$400.00
- Two bedroom deposit: \$450.00
- Three bedrooms: \$550.00

Apartment Pricing:

- \$650-780 1 bedroom/1 bath
- \$825-975 2 bedroom/1 or 2 bath
- \$1,000-\$1,375 3 bedroom/2 bath

Pet Fees —NON-REFUNDABLE and must be paid in full prior to move in.

Pet fee is \$400 for each pet.

Limit of 2 pets, maximum.

- **ABSOLUTELY NO CASH ACCEPTED**
- **ELECTRICITY MUST BE IN TENANT'S NAME 48 HOURS PRIOR TO MOVE IN DATE.**
- **APPLICATIONS WILL NOT BE PROCESSED UNTIL THEY ARE COMPLETELY FILLED OUT AND APP FEE HAS BEEN PAID.**

Statement of Rental Policy

EQUAL HOUSING OPPORTUNITY:

Dal Sasso Properties is an equal housing opportunity provider.

TOURING THE COMMUNITY:

All individuals that tour the property must present a valid driver's license or other valid form of identification.

AVAILABILITY:

Applications for an apartment home are on a first come, first serve basis. Availability may vary between floor plans type and location.

RENTAL APPLICATIONS:

All applications for a home with one of our communities must be filled out completely and thoroughly. Any falsifications and/or omissions may result in the disapproval of an application or termination of lease.

QUALIFICATION STANDARDS:

The following criteria must be met in order for a rental application to be approved. Under certain circumstances, if applicable per managers Discretion, we could require an additional security deposit to still obtain approval status.

Income/Employment: The applicant's gross monthly income must be a minimum of three (3) times the monthly rental amount. If more than one lease holder, the sum of all persons gross incomes will be taken into consideration. Any non-work or inconsistent income must be verified in writing. For any applicant stating self-employment, verification of one year's income must be provided. Those applicant's claiming student status must provide proof of status and duration. Applicants must show at least six (6) months stable employment history, with income meeting designated requirements.

Rental History: Applicants must have a minimum of six (6) months positive rental/mortgage history. Positive shall mean prompt payments, proper notice, sufficient funds, etc.

Credit Check: An unsatisfactory credit report can disqualify an applicant from renting an apartment with us. If an applicant is rejected for poor credit, they will be informed of the reason for rejection. If the information is found to be corrected, the application may be resubmitted.

Criminal Criteria: NO CONVICTIONS FOR DRUGS, BURGLARY, OR THEFT WILL BE ACCEPTED! Felony convictions or deferred adjudication records for violent crimes or crimes against another person will not be accepted. Non-violent felony convictions or deferred adjudication records in the past four years will not be accepted. Non-violent felony convictions or deferred adjudication beyond four years may be approved at the discretion of the property manager. Misdemeanors for any crime against another person or any crime involving firearms, drugs, prostitution, arson, or burglary in the past four years will not be accepted. Non-violent misdemeanors not involving a crime against another person in the past four years may be approved at the discretion of the property manager. These criteria apply to all occupants and lease holders.

APPLICATION FEE:

A non-refundable application fee of \$35.00 will be paid by each applicant for verification of these criteria.

CO-SIGNER:

In the event a co-signer is permitted, they must fill out an application and meet all income and qualifying criteria. A co-signer will be fully responsible for the lease if the occupying resident defaults. Co-signers are not permitted in the event of unsatisfactory credit from the person(s) applying for the apartment. A co-signer must show a positive history in all the above mentioned criteria.

ADMINISTRATIVE FEE & SECURITY DEPOSIT:

A deposit of \$350+ will be submitted with the application for residency. If for any reason the application is declined, management will refund the deposit in full within thirty (30) days. If application is approved, and applicant fails to occupy the premises on the agreed date; (except for delays that are

related to hold over of a previous resident) management will retain the deposit after a 24-hour time period. In addition, if allowable by law, applicant agrees to pay as liquidated damages a sum equal to 85% of one month's rent for the apartment which they agreed to occupy. If there is a delay due to the holding over of a previous resident, applicant is not responsible. We are not responsible for delays due to construction.

RENTAL PAYMENT:

The monthly rent is due in full on or before the first of each month. Late fees will be assessed for all rent that is paid after the 4th of each month. The initial late fee is \$50 beginning on the 5th plus \$10 per day after that until paid in full. No cash is accepted in the office at anytime, check or money order only!

TRANSFER RESTRICTIONS:

We allow apartment transfers, per manager approval. There is a minimum 120 day (4 month) restriction, where you must have been in your current apartment for the listed period before a transfer will be considered. We also have a \$200 transfer fee, which must be paid AND a new deposit (\$300) as well. If your current apartment is left in clean, undamaged conditions; then your original security deposit would be refunded to you after the transfer is complete.

OCCUPANCY RESTRICTIONS:

No more than two (2) occupants per bedroom are allowed.

VEHICLES:

Two vehicles will be permitted per home. Boats, trailers, commercial vans, trucks, campers, and motorcycles are permitted only in designated areas.

SATELLITE DISH:

Satellite dishes are not permitted.

PETS:

Pets are permitted with the written consent of management. If approved, the following restrictions apply:
Pet addendum signed Pet fees paid
Two pets maximum per home Cats must be neutered/spayed
Dogs must be at least 6 months of age Some breeds not allowed
PET FEES ARE NON-REFUNDABLE, no exceptions!!!

DISCLAIMER:

Prices subject to change without notice.

Signature of Applicant

Date

Signature of Applicant

Date

Signature of Owner's Representative

Date

Date of Policy

2018

PRIVACY POLICY FOR PERSONAL INFORMATION OF RENTAL APPLICANTS AND RESIDENTS

We are dedicated to protecting the privacy of your personal information, including your Social Security Number and other identifying or sensitive personal information. Our policy and procedures are designed to help ensure that your information is kept secure, and we work to follow all federal and state laws regarding the protection of your personal information. While no one can guarantee against identity theft or the misuse of personal information, protecting the information you provide us is a high priority to our company and staff. If you ever have concerns about this issue, please feel free to share them with us.

How personal information is collected. You will be asked to furnish some of your personal information when you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.

How and when information is used. We use this information only for our business purposes involved in leasing a dwelling to you. Examples of these uses include, but are not limited to, verifying statements made on your rental application (such as your rental, credit and employment history), reviewing your lease for renewal and enforcing your lease obligations (such as to obtain payment for money you may owe us in the future).

How the information is protected and who has access. We allow only authorized persons to have access to your personal information, and we keep documents and electronic records containing this information in secure areas and systems.

How the information is disposed of. After we no longer need or are required to keep your personal information, we will store or destroy it in a manner designed to prevent unauthorized persons from accessing it. Our disposal methods will include shredding, destruction or obliteration of paper documents and destruction of electronic files.

Locator services. If you found us through a locator service, please be aware that locator services are independent contractors and are not our employees or agents—even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their own privacy policies.

Thanks,
The Management

Dal Sasso Enterprises, LPA

Name of owner or management company

All Dal Sasso owned communities

Name of apartment community



Rental Application for Residents and Occupants

TEXAS APARTMENT ASSOCIATION

Each co-resident and each occupant over 18 must submit a separate Application.

M E M B E R

Date when filled out: _____

ABOUT YOU:

Full name (exactly as it appears on driver license or govt. ID card) _____

Former name (if applicable) _____

Gender _____ Birth date _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Home phone _____ Cell phone _____

Work phone _____ Email address _____

Marital status single married U.S. citizen? yes no Do you or does any occupant smoke? yes no

I am applying for the apartment located at _____

Is there another co-applicant? yes no

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

Co-applicant name _____ Email _____

OTHER OCCUPANTS

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

Full name _____ Relationship _____

Birthdate _____ Social Security # _____

Driver license # _____ State _____

Government ID # _____ State (if applicable) _____

WHERE YOU LIVE

Current home address (where you live now) _____

City _____ State _____ Zip _____

Do you rent or own? Beginning date of residency: _____ Monthly payment \$ _____

Apartment name _____

Name of owner or manager _____

Phone _____ Reason for leaving _____

Previous home address (most recent) _____

City _____ State _____ Zip _____

Do you rent or own? Dates: From _____ To _____ Monthly payment \$ _____

Apartment name _____

Name of owner or manager _____

Phone _____ Reason for leaving _____

YOUR WORK

Current employer _____

Address _____

City _____ State _____ Zip _____

Work phone _____ Beginning date of employment _____

YOUR WORK, continued

Gross monthly income \$ _____ Position _____

Supervisor _____ Phone _____

Previous employer (most recent) _____

Address _____

City _____ State _____ Zip _____

Work phone _____ Dates: From _____ To _____

Gross monthly income \$ _____ Position _____

Supervisor _____ Phone _____

ADDITIONAL INCOME

(Income must be verified to be considered.)

Type _____ Source _____ Gross monthly amount \$ _____

Type _____ Source _____ Gross monthly amount \$ _____

CREDIT HISTORY

If applicable, please explain any past credit problems _____

RENTAL AND CRIMINAL HISTORY

Check only if applicable.

Have you or any occupant listed in this Application ever:

- been evicted or asked to move out?
- moved out of a dwelling before the end of the lease term without the owner's consent?
- declared bankruptcy?
- been sued for rent?
- been sued for property damage?
- been convicted or received probation (other than deferred adjudication) for a felony or sex crime?

Please indicate below the year, location, and type of each felony or sex crime for which you were convicted or received probation. We may need to discuss more facts before making a decision. You represent the answer is "no" to any item not checked above.

HOW DID YOU FIND US?

- Online search (website address) _____
- Referral from a person or locator? Name _____
- Social media (please be specific) _____
- Other _____

EMERGENCY CONTACT

Emergency contact person over 18 who will not be living with you:

Name _____ Relationship _____

Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____

Work Phone _____ Email Address _____

If you die or are seriously ill, missing, or incarcerated according to an affidavit of (check one or more) the above person, your spouse, or your parent or child, we may allow such person(s) to enter your dwelling to remove all contents, as well as your property in the mail-box, storerooms, and common areas. If no box is checked, any of the above are authorized at our option. If you are seriously ill or injured, you authorize us to call EMS or send for an ambulance at your expense. We're not legally obligated to do so.

YOUR VEHICLES

(If applicable)

List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc.)

Make _____ Model _____ Color _____

Year _____ License # _____ State _____

Make _____ Model _____ Color _____

Year _____ License # _____ State _____

Make _____ Model _____ Color _____

Year _____ License # _____ State _____

Make _____ Model _____ Color _____

Year _____ License # _____ State _____

YOUR ANIMALS		<i>(if applicable)</i>	
You may not have any animal in your unit without management's prior authorization in writing. If we allow your requested animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges.			
Kind	_____	Weight	_____
Breed	_____	Age	_____
Kind	_____	Weight	_____
Breed	_____	Age	_____

Application Agreement

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease. In order to continue with this Application, you'll need to review the Application Agreement carefully and acknowledge that you accept the terms.

- Apartment Lease Information.** The Lease contemplated by the parties will be the current TAA Lease. Special information and conditions must be explicitly noted on the Lease.
- Approval when Lease is signed in advance.** If you and all co-applicants have already signed the Lease when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease, and then credit the application deposit of all applicants toward the required security deposit.
- Approval when Lease isn't yet signed.** If you and all co-applicants have not signed the Lease when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
- If you fail to sign Lease after approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease within 5 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. If you or any co-applicant fails to sign as required your Application will be deemed withdrawn, and we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.
- If you withdraw before approval.** If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.
- Approval/non-approval.** If we do not approve your Application within 7 days after the date we received a completed Application, your Application will be considered "disapproved." Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 7-day time period may be changed only by separate written agreement.
- Refund after non-approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- Extension of deadlines.** If the deadline for approving or refunding under paragraphs 6 or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
- Keys or access devices.** We'll furnish keys and/or access devices only after (1) all parties have signed the Lease and other rental documents referred to in the Lease; and (2) all applicable rents and security deposits have been paid in full.
- Application submission.** Submission of an Application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease. Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding unit availability, unit characteristics, pricing or other questions, please call or visit our office.
- Notice to or from co-applicants.** Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicants is considered notice from all co-applicants.

Disclosures

- Application fee (non-refundable).** You agree to pay to our representative the non-refundable application fee in the amount indicated in paragraph 3. Payment of the application fee does not guarantee that your Application will be accepted. The application fee offsets the cost of screening an applicant for acceptance.
- Application deposit (may or may not be refundable).** In addition to any application fees, you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. The application deposit is not a security deposit. The application deposit will be credited toward the required security deposit when the Lease has been signed by all parties; OR, it will be refunded under paragraph 7 if the applicant is not approved; OR it will be retained by us as liquidated damages if you fail to sign or withdraw under paragraphs 4 and 5 of the Application Agreement.
- Fees due.** Your Application will not be processed until we receive your completed Application (and the completed Application of all co-applicants, if applicable) and the following fees:
 - Application fee (non-refundable): \$ 35.00
 - Application deposit (may or may not be refundable) \$ _____
- Completed Application.** Your Application will not be considered "complete" and will not be processed until we receive the following documentation and fees:
 - Your completed Application;
 - Completed Applications for each co-applicant (if applicable);
 - Application fees for all applicants;
 - Application deposit.

Authorization and Acknowledgment

I authorize Del Sasso International Village, LTD

(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after residency on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this Application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Application. Authority to obtain work history information expires 365 days from the date of this Application.

Payment Authorization

I authorize Dal Sasso International Village, LPD

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

Non-sufficient funds and dishonored payments. If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then:

1. Applicant shall pay a charge of \$ 35.00 for each returned payment; and
2. We reserve the right to refer the matter for criminal prosecution.

Acknowledgment

You declare that all your statements in this Application are true and complete. Applicant's submission of this Application, including payment of any fees and deposits, is being done only after applicant has fully investigated, to its satisfaction, those facts which applicant deems material and necessary to the decision to apply for a rental unit. You authorize us to verify your information through any means, including consumer-reporting agencies and other rental-housing owners. You acknowledge that you had an opportunity to review our rental-selection criteria, which include reasons your Application may be denied, such as criminal history, credit history, current income and rental history. You understand that if you do not meet our rental-selection criteria or if you fail to answer any question or give false information, we may reject the Application, retain all application fees as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the Application or Lease, the prevailing party may recover from the non-prevailing party all attorney's fees and litigation costs. We may at any time furnish information to consumer-reporting agencies and other rental-housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease, the rules, and financial obligations. Fax or electronic signatures are legally binding. You acknowledge that our privacy policy is available to you.

Right to review the Lease. Before you submit an Application or pay any fees or deposits, you have the right to review the Application and Lease, as well as any community rules or policies we have. You may also consult an attorney. These documents are binding legal documents when signed. We will not take a particular dwelling off the market until we receive a completed Application and any other required information or monies to rent that dwelling. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties. You are entitled to a copy of the Lease after it is fully signed.

Images on our website may represent a sample of a unit and may not reflect specific details of any unit. For information not found on our website regarding availability, unit characteristics or other questions, please call or visit our office.

This Application and the Lease are binding documents when signed. Before submitting an Application or signing a Lease, you may take a copy of these documents to review and/or consult an attorney. Additional provisions or changes may be made in the Lease if agreed to in writing by all parties.

Applicant's signature _____

Date _____

FOR OFFICE USE ONLY

- | | |
|---|-----------------------|
| 1. Apt. name or dwelling address (street, city): _____ | Unit # or type: _____ |
| 2. Person accepting application: _____ | Phone: _____ |
| 3. Person processing application: _____ | Phone: _____ |
| 4. Date that the applicant or co-applicant was notified <input type="checkbox"/> by telephone, <input type="checkbox"/> by letter, <input type="checkbox"/> by email, or <input type="checkbox"/> in person of <input type="checkbox"/> acceptance or <input type="checkbox"/> nonacceptance: _____ | |
| <i>(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)</i> | |
| 5. Name of person or persons notified (if there are more than one applicant, at least one of them must be notified): _____ | |
| 6. Name of owner's representative who notified the applicant: _____ | |

Additional comments: _____