

SWISSAIRE

Apartments

APPLICATION & LEASING POLICIES

RENTAL RATES & DEPOSITS

Floor Plan	Deposit	LEASE TERM / RENT		
		12 Months	9-11 Months	6-8 Months
S (Studio)	\$395	\$750	\$770	\$790
1A (One Bedroom, One Bath)	\$495	\$860	\$880	\$900
1B (One Bedroom, One Bath)	\$495	\$860	\$880	\$900
2A (Two Bedrooms, One Bath)	\$595	\$1,060	\$1,085	\$1,110

UTILITIES: Actual utility costs are allocated to residents based on dwelling unit size / square footage.

APPLICATION FEE: \$45 per adult occupant.

PET POLICY: We do not charge pet rent! Up to two dogs / cats may be allowed. Rodents, reptiles and other exotic pets are not permitted. We reserve the right to exclude aggressive, loud or large breeds / animals, subject to discretion of management. Prohibited breeds include, but are not limited to, the following (or any mix thereof): Pit Bull, Rottweiler, German Shepherd, Presa Canario, Doberman Pinscher, wolf-hybrids, Mastiffs and Great Danes. A one-time pet fee will be assessed at start of lease:

- \$375 per pet weighing less than 25 lbs.
- \$575 per pet weighing 25 lbs. or more

Pets that grow to exceed the 25-lb. threshold will then incur the additional pet fee. Pets weighing 50 lbs. or more are prohibited.

CREDIT HISTORY: All credit history must be satisfactory and current. Items reviewed to determine approval include but are not limited to FICO score, check writing history, evictions, judgments and bankruptcies. Applicants with insufficient or unsatisfactory credit or rental history may be required to pay an increased security deposit.

INCOME REQUIREMENTS: Applicants' income must be verified at 2½ times the monthly rent. This requirement may be met with an increased security deposit and/or proof of enrollment in an academic or research program, subject to our approval.

CRIMINAL HISTORY: If you have been arrested, convicted or received deferred adjudication for any felony your application will automatically be denied. Some misdemeanors in the following categories will also be denied automatically: property, animal, violence, family, public justice, weapons, organized crime, drug, sex and unclassified related crimes. Please note that this requirement does not constitute a guarantee or representation that residents or occupants currently residing in our community have not been convicted of a felony or deferred adjudication for a felony or some misdemeanors.

OCCUPANCY LIMIT: The occupancy limit per apartment size is:

- Studio: two persons
- One Bedroom: two persons, plus a child under 3 years old
- Two Bedroom: four persons

SMOKING: Smoking is not permitted anywhere on our property.

EQUAL HOUSING OPPORTUNITY STATEMENT: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

- RATES AND POLICIES ARE SUBJECT TO CHANGE -

Swissaire Apartments - Rental Application

COMPLETE A SEPARATE APPLICATION FOR EACH OCCUPANT WHO IS AT LEAST 18 YEARS OLD

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

Driver's license #: State:

Former last names (maiden and married):

Social Security #:

Date of Birth:

Are you a U.S. Citizen?

Phone #:

Email Address:

Current home address (where you now live), including city, state and zip code:

Current Monthly Rent: \$ Date moved in:

Current owner or manager's name:

Their phone #:

Why are you leaving your current residence?

Present employer:

Address:

Work phone:

Position:

Your gross monthly income is over: \$

Date you began this job:

Supervisor's name:

Supervisor's phone:

Other non-work income you want considered:

Past credit problems you want to explain:

Unit # you are applying for:

ADDITIONAL OCCUPANTS (List everyone else who will occupy the unit):

Name:

Date of Birth: Relationship:

Name:

Date of Birth: Relationship:

Name:

Date of Birth: Relationship:

Do you or any prospective occupant smoke? Yes No

How did you hear about us?

When would you like to move in?

Desired initial lease term (6 to 12 months):

Which floorplan(s) are you interested in? Studio 1-BR 2-BR

Will you or any occupant have an animal?

Kind, weight, breed, age:

Have you, your spouse, or any prospective occupant ever:

- been evicted or asked to move out? Yes No
- moved out of a dwelling before the end of the lease term without the owner's consent? Yes No
- declared bankruptcy? Yes No
- been sued for rent? Yes No
- been sued for property damage? Yes No
- been charged, detained, or arrested for a felony or misdemeanor that was resolved by conviction, probation, deferred adjudication, court-ordered community supervision, or pretrial diversion? Yes No
- been charged, detained, or arrested for a felony or misdemeanor? Yes No

Please indicate below the year, location and type of each felony or misdemeanor. We may need to discuss more facts before making a decision.

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AUTOMOBILE INFORMATION

Will you have a car here?

Year: Color:

Make: Model:

License Plate #: State:

On-site parking is subject to availability and the Property's rules

EMERGENCY

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

Name:

Relationship:

Address:

Work Phone:

Home Phone:

Cell Phone:

Email address:

If you die or are seriously ill, missing, or incarcerated according to an affidavit of 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 mailbox, storerooms, and common areas. 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.

APPLICATION TERMS AND CONDITIONS

- The Lease Contract contemplated by the parties is attached or available for your review upon request. Our Application and Leasing Policies is also attached or available for your review, and incorporated herein.
- Application Fee is not refundable.** You have delivered or will deliver to our representative an application fee in the amount indicated in paragraph 10 below, and this payment partially defrays the cost of administrative paperwork.
- Application Deposit.** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated in paragraph 12. The application deposit is not a security deposit. However, it will be:
 - credited toward the required security deposit when the Lease Contract has been signed by all parties; OR
 - refunded under paragraph 8 if you are not approved for any reason other than those listed in paragraph 3-c below; OR
 - retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraphs 4 or 5, fail to answer any questions or give false information, or fail to complete within 48 hours the verification process required by our third-party vendor of credit and / or background reports.
- If You Fail to Sign Lease After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person, by telephone or by email, or within 5 days after we mail you our approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
- If You Withdraw Before Approval.** You and your co-applicants may not withdraw your Application or the application deposit. *If, before signing the Lease Contract, 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 your application fees and application deposit as liquidated damages, and the parties will then have no further obligation to each other.*
- Completed Application.** An Application will not be considered "completed" and will not be processed until we receive an Application that has been fully filled out and

signed by you and each co-applicant and all application fees and application deposits have been paid to us.

- Nonapproval in Seven Days.** We will notify you whether you've been approved within seven days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within seven days after we have received a completed Application. 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.
- Refund after Nonapproval.** Pursuant to paragraph 3, if you or any co-applicant is disapproved or deemed disapproved under paragraph 7 and we must refund your application deposit, we will issue the refund within 30 days of disapproval. Refund checks may be made payable to any or all co-applicants and mailed to any one applicant.
- Notice to or from Co-applicants.** Any notice we give you or your coapplicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.
- Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
- Application fee per applicant:** \$45, payable via money order or certified check. You may pay the application fee using a credit card, subject to a 3.25% processing fee.
- Application Deposit:** Same as security deposit for apartment size, payable via money order or certified check. You may pay the application deposit using a credit card, subject to a 3.25% processing fee.

Acknowledgment. You declare that all your statements on this Application are true and complete. You authorize us to verify same 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, administrative fees, and deposits 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 Contract, 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 Contract, 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 Rental Application and Lease Contract, 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 Contract if agreed to in writing by all parties. You are entitled to an original of the Lease Contract after it is fully signed.

I have read these Application Terms and Conditions, as well as the Application & Leasing Policies. I understand that the deposit I am paying with this application evidences my commitment to leasing the apartment for which I am applying and will not be refunded if I change my mind or my personal or financial circumstances change.

Sign Below - TYPING YOUR NAME BELOW CONSTITUTES YOUR ELECTRONIC SIGNATURE:

Signature

Date signed

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AUTHORIZATION

I authorize Swisssaire Apartments to: (1) share the above information with owner's electric provider, and (2) verify, by all available means, the above, including reports from consumer reporting agencies before, during and after tenancy on matters relating to my lease, and income history and other information reported by employer(s) to any state employment security agency (e.g., Texas Workforce Commission). Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

I authorize and permit Swisssaire Apartments and its employees and/or agents to perform background checks and obtain information about me from credit reporting sources, current and previous landlords, personal and professional references, employers, banks and law enforcement agencies. I also authorize and give permission for all parties to disclose any information requested about me to Swisssaire Apartments and its agents. I further authorize and permit Swisssaire Apartments to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary.

Sign Below - TYPING YOUR NAME BELOW CONSTITUTES YOUR ELECTRONIC SIGNATURE:

Signature

Date signed

FEES & DEPOSIT

Your application will not be processed and the apartment will remain on the market until both the application fee and deposit have been paid in full.

Application Fee (\$45 per person) paid by:

Money Order Certified/Cashier's Check Credit Card (add 3.25%)

Application Deposit paid by:

Money Order Certified/Cashier's Check Credit Card (add 3.25%)

Personal checks will not be accepted for payment of application fee and deposit. We never accept cash.

PAYMENT BY CREDIT CARD

Please email me a credit card invoice

Completed application may be submitted in person or emailed to info@SwisssaireApartments.com.

Please also submit a copy or picture of your current government-issued identification.