

PILGRIM MANAGEMENT COMPANY

Serving Georgetown since 1972
(512) 869-2638

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Fax No (512) 869-5001

RESIDENTIAL LEASE APPLICATION AND SECURITY DEPOSIT AGREEMENT

PROPERTY
ADDRESS _____

REQUESTED MOVE-IN DATE _____ REQUESTED LEASE TERM _____ RENTAL AMOUNT \$ _____

APPLICANT

NAME: _____
DRIVER LIC. _____ STATE: _____
DATE OF BIRTH: _____ SOC SEC#: _____
PHONE: _____ CELL PHONE: _____

List all residences for last 2 years (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 \$ _____

CO-APPLICANT

NAME: _____
DRIVER LIC: _____ STATE _____
DATE OF BIRTH: _____ SOC SEC# _____
PHONE: _____ CELL PHONE: _____

List all residences for last 2 years (start with current residence) if different than applicant

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 \$ _____

CURRENT EMPLOYER: _____
ADDRESS _____
SUPERVISOR'S NAME _____
PHONE _____ MO INCOME \$ _____
POSITION _____
LENGTH OF EMPLOYMENT _____

CURRENT EMPLOYER: _____
ADDRESS _____
SUPERVISOR'S NAME _____
PHONE _____ MO INCOME \$ _____
POSITION _____
LENGTH OF EMPLOYMENT _____

NAME OF PERSONS OTHER THAN APPLICANTS WHO WILL OCCUPY THE PROPERTY:

NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____
NAME _____	RELATIONSHIP _____	AGE _____

LIST ALL VEHICLES TO BE PARKED ON THE PROPERTY (CARS, TRUCKS, TRAILERS, RVs, MOTORCYCLES, BOATS)

TYPE _____	YEAR _____	MAKE _____	LICENSE NO./STATE _____
TYPE _____	YEAR _____	MAKE _____	LICENSE NO./STATE _____
TYPE _____	YEAR _____	MAKE _____	LICENSE NO./STATE _____

WILL THERE BE ANY PETS ON THE PROPERTY? YES NO NUMBER OF PETS _____ (No more than 2)

(1) TYPE _____ (2) TYPE _____

Resident must comply with all requirements of the Pet Addendum to the Lease

Will any occupant smoke in the dwelling? Yes No

Will Applicant maintain a renter's insurance policy? Yes No

WRITE YES (Y) OR NO (N): Has Applicant or any other occupant ever been evicted? _____; filed bankruptcy? _____; lost property due to foreclosure? _____; had any credit problems? _____; been convicted of a felony? _____. If the answer to any of the preceding questions is Yes, explain (attach additional sheets if necessary.) _____

IS APPLICANT A MEMBER OF THE ARMED FORCES? YES NO

WILL ANY PERSON BE SIGNING A LEASE GUARANTY? YES NO NAME _____
RELATIONSHIP _____ PHONE (HOME) _____ (WORK) _____ (FAX) _____
ADDRESS _____ CITY, STATE, ZIP _____

IN CASE OF EMERGENCY, NOTIFY _____

RELATIONSHIP _____ PHONE (HOME) _____ (WORK) _____

ADDRESS _____

ADDITIONAL INFORMATION _____

REPRESENTATION: Applicant and Co-Applicant represent that the above statements are true and complete. Providing false information is grounds for rejection, termination of a lease, and retention of all money tendered to Landlord as liquidated damages

AUTHORIZATION: Applicant and Co-Applicant authorize Pilgrim Management Company to: (1) obtain a copy of any consumer or credit report and criminal background check related to this application; (2) verify any rental history, employment history, or other information related to this application; and (3) discuss information thereby obtained with Owner.

Fees and deposits: Applicant has submitted with this Application the following to Pilgrim Management Company

- A non-refundable fee of _____ to Landlord for processing and reviewing this Application.
- A non-refundable fee of _____ for processing and reviewing information related to the Lease Guaranty.

SECURITY DEPOSIT AND LEASE APPLICATION:

Applicant has tendered to Pilgrim Management Company a Security Deposit in the amount of \$ _____ and has submitted to Pilgrim Management Company a completed rental application, a completed copy of any applicable Notice Regarding Lead-Based Paint, and will, prior to the date the lease is to commence, provide a fully executed Lease Guaranty, if required.

APPLICANT'S PROMISE TO LEASE UPON APPROVAL:

Pilgrim Management Company will remove the Property from the market only after the Applicant is approved. Any subsequent Applicant shall be considered for approval until a final decision is reached regarding your application. This agreement contractually binds the Applicant, upon approval, to execute a written lease agreement with the terms as stated in this Lease Application and Deposit Agreement on or before the requested initial date of occupancy.

NOTICE: Notice of approval or rejection may be by: (a) telephone to Applicant, and Co-Applicant, or (b) U.S. mail postmarked on or before the later of (i) the seventh (7th) day after the date Applicant submits a completed rental application to Landlord; or (ii) the day following the seventh (7th) day after Applicant submits a completed rental application to Landlord if the seventh (7th) day is a Saturday, Sunday, or state or federal holiday.

REJECTION OF APPLICATION:

If Owner does not approve Applicant as a Resident, Pilgrim Management Company will refund the Security Deposit to Applicant. If Owner does not give notice of approval to Applicant on or before the seventh (7th) day after date Applicant's a completed application to Pilgrim Management Company, Applicant will be deemed rejected.

APPLICANT'S FAILURE TO COMPLY AND FORFEITURE OF SECURITY DEPOSIT:

Owner will retain the Security Deposit as damages if Applicant is notified of approval, as noted herein, and Applicant fails to sign a lease agreement with the terms specified in this agreement within the time required. Applicant's failure to provide any required Lease Guarantee will be deemed a failure to comply with the terms of this agreement and will result in the forfeiture of the Security Deposit. If Applicant or Pilgrim Management Company secures a replacement resident satisfactory to the Owner and the replacement resident commences his or her lease on the Property on or before the Commencement Date stated in this agreement, the Owner will refund One-Half (1/2) of the Security Deposit to the Applicant. Landlord will attempt to mitigate any damage or loss caused by Applicant's failure to comply by attempting to find satisfactory replacement tenants and reduce Applicant's liability accordingly.

LEAD-BASED PAINT AND/OR HAZARD INFORMATION: If the Property was built before 1978, the Notice regarding Lead-Based Paint should be attached to this agreement

NOTICE: PILGRIM MANAGEMENT COMPANY WILL ACT AS THE PROPERTY MANAGER. FUTURE INQUIRIES ABOUT THE LEASE, RENTAL PAYMENTS, SECURITY DEPOSITS, AND ALL OTHER MATTERS RELATING TO THE PROPERTY SHOULD BE DIRECTED TO PILGRIM MANAGEMENT COMPANY. PILGRIM MANAGEMENT COMPANY HAS AUTHORITY TO BIND LANDLORD TO THE LEASE PURSUANT TO A SEPARATE AGREEMENT.

PARTIES: The parties to this agreement are _____ (applicant)
And _____ (owner).

PROPERTY: "Property" means _____ (address)
_____ (City), Texas _____ (zip).

CONTEMPLATED LEASE INFORMATION: If Owner approves Applicant as a Resident, the parties will execute a written lease agreement inclusive of all its terms and the following insertions:

Beginning Date: _____

Ending Date: _____

Monthly Rent: _____

Date First Full Month Rent Due: _____

Prorated Rent: _____

Date Prorated Rent Due: _____

Late Charges: Initial: \$25.00 after the 5th Daily: \$5.00 per day for each day thereafter Returned Check Charge: \$25.00 plus late charges

Pets: will will not be on the Property. If pets will be on the Property, a separate Pet Agreement is required.

Additional Deposit _____

Pet Violation Charge: _____ per day

Security Deposit: _____

Utilities to be paid by Owner: _____

Number of days guests permitted to stay on Property: 30 days

Number of vehicles to be kept on Property: _____

Yard Maintenance will be responsibility of:
 Landlord Applicant N/A

Pool and Spa Maintenance will be responsibility of:
 Landlord Applicant N/A

Repairs: The repair paragraph determines which party is responsible for certain repairs. Items that Owner will not warrant or repair are: _____

Lease Guaranty: will not be required will be required from _____

Special Provisions: _____

Required Addenda or other information to the Lease:

- Notice Regarding Lead-Based Paint
- Owner's Rules and Regulations or Instructions
- Owner's Association Rules
- Pet agreement
- Application for Rental
- Lease Guaranty
- Inventory and Condition form
- Other

This is a legally binding agreement. READ IT CAREFULLY. You may want to review a copy of the lease form to be used before signing this agreement. If you do not understand the effect of this agreement, consult your attorney BEFORE signing.

Application amount received: _____

Deposit amount received: _____

Resident _____ *Date*

PILGRIM MANAGEMENT COMPANY
As Property Manager for Owner

Resident _____ *Date*

BY _____

Date

Do Not Write Below This Line.

PMC use:

Tenant Notified _____

Rent terms: _____ months beginning _____ ending _____ @ \$ _____ = \$ _____

Prorated rent: _____ days @ \$ _____ = \$ _____

TOTAL = \$ _____

DEPOSIT \$ _____

Number of people: _____ Vehicles _____ Pets: _____ Code: _____