

Authorization

Acknowledgement: You declare that all statements on your application are true and complete. You authorize us to verify this information through any means necessary, including but not limited to:

- to my current and former employers to release any information about my employment history and income history to the above-named person;
- to my current and former landlords to release any information about my rental history to the above named person;
- to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

You acknowledge that you had an opportunity to review your rental application criteria, which include reasons your application could be denied. You acknowledge that you had an opportunity to review the rental application criteria and statement of rental policy (this form), which stated the criteria for approval, such as criminal history, rental history, current income, and credit history. You understand that if you do not meet our rental criteria, if you fail to answer any questions, if you give false information, or if you decide to back out of the application process, we may reject your application, retain all application fees, administrative fees, and deposits for compensation of our time and expense. Further, we will terminate your future right to occupy any and all future and/or current properties owned or managed by davisRE, LLC. 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 attorneys' 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 submitting an application or pay any fees or deposits, you have the right to review with an attorney the Rental Application and Lease Contract, as well as the community rules or policies. These documents are binding legal documents once signed. We will not take a particular dwelling off the market until we receive a completed application, along with any and all requested documentation, and any security deposit required to lease the apartment. Additional provisions or changes may be made in the Lease Contract if agreed in writing by all parties. You are entitled to an original of the Lease Contract after it is fully signed.

I have read the application for the property above and have read the rental criteria and understand the information within. I understand that all information contained within the rental application is subject to verification by management.

The landlord, broker, or landlord's representative is:

davisRE, LLC

5706 E. Mockingbird Lane, Suite 115-214

Dallas TX 75206

972-850-9150 (ph)

972-850-9217 (fax)

leasing@davis-re.com (email)

By signing this acknowledgement, I give my permission:

- to my current and former employers to release any information about my employment history and income history to the above-named person;
- to my current and former landlords to release any information about my rental history to the above named person;
- to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

I indicate that I have had the opportunity to review the landlord's resident selection criteria. The resident selection criteria may include factors such as criminal history, credit history, current income, rental history, and pet history. I acknowledge that if I

do not meet the selection criteria, or if I provide inaccurate, false, or incomplete information, my application may be rejected and the application fee will not be refunded.

Each occupant and co-applicant 18 years or older must submit a separate application.

Fees: Each occupant and co-applicant must submit a non-refundable fee of **\$50.00** for processing and reviewing this application and, if applicable, \$_____ to be applied to the security deposit upon execution of a lease. If the lease is executed, the security deposit is non-refundable prior to the end of the lease term. If a lease is not executed, the amount will be returned to Applicant within thirty (30) days.

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

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

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to applicants and accept other offers.

Privacy Policy: Landlord's Agent or property manager maintains a privacy policy that is available upon request.

Acknowledgement and Representation

1. Signing this application indicates that the Applicant has had the opportunity to review the Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.
2. Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee

and may be grounds to declare Applicant in breach of any lease the Applicant may sign.

3. Applicant represents that the statements in this application are true and complete.
4. Applicant acknowledges that the application fee of \$ 50.00 is non-refundable.
5. Applicant acknowledges that once the application, application fee, and security deposit (if applicable) are submitted, the security deposit is non-refundable until the completion of the lease. If the application is withdrawn by the applicant after the application has been approved and the lease has been executed, the security deposit and all fees paid are non-refundable, and the applicant will be responsible for 85% of the remaining balance of the lease, plus any applicable fees.

Release of Information

The undersigned represents that the above statements are true, complete and accurate. Receipt of the non-refundable application fee of \$ 50.00 is acknowledged. By your signature below, it is hereby acknowledged that as a part of our procedure for processing your application, an investigative consumer and credit report will be prepared whereby information is obtained through interviews with landlords, employers and others with whom you are acquainted, a credit check and criminal background report. You further acknowledge that additional consumer and criminal reports may be prepared in the future to update or review our account. You understand that any derogatory information discovered during our investigation may result in refusal to complete the rental process. If any derogatory information is discovered you may request the name of the credit report agency. Any false or misleading information provided in this application may result termination of the lease contract.