

Rental Application for Cecilia A. Rhodes



1207 W Wall Street - 08

Address 1207 W Wall Street, Unit 08 Grapevine, TX 76051
 Submitted Via Apartment Guide on 10/20/2022 at 09:25 AM
 Reported Source Other
 Market Rent \$1,500.00
 Desired Move In 10/23/2022

Applicants

Cecilia A. Rhodes

Dependents

First Name	Last Name	Date of Birth	Relationship
Jude	Rusch	--	--

Pets

Name	Type / Breed	Weight	Age
Pippin	Cavalier King Charles	20.0 lbs	10 years

Vehicles

Make	Model	Color	License Plate	Year
Dodge	Dakota	Tan	AK76967	2003
Mazda	CX-5	Red	LCT8326	2018

Emergency Contact

Name Jillda Buschman
 Address 3336 Hall Johnson Road, Grapevine, Tx 76051
 Phone Number (817) 688-1101
 Email Address --
 Relationship God Mother



Cecilia A. Rhodes

Email ceciliarhodes28@gmail.com

Phone (979) 777-4068 mobile

Type Financially Responsible

Residential History

Current Address 3504 Red Bird Lane
Grapevine, TX 76051

Resided From December 2021 to --

Monthly Rent 2,300.00

Landlord Elva Tatangelo - Phone: (817) 915-3582, Email: robertandelva@yahoo.com

Reason for leaving Ending Lease and need somewhere cheaper for my son and I, I am a single mother with no child support from father.

Last Verification Emailed --

Previous Address 3535 Bluffs Lane
Grapevine, TX 76051

Resided From November 2020 to December 2021

Monthly Rent 2,100.00

Landlord Bexley Grapevine - Phone: (844) 369-8676, Email: bexleygrapevineoffice@weinsteinproperties.com

Reason for leaving Lease was up (12 month lease). And got divorced.

Last Verification Emailed --

Income

Employment Details

Employer Name Calabrese Restaurant

Address 1281 East State Highway 114
Southlake, TX 76092

Employer Phone Number (817) 705-0625

Monthly Salary 3,500.00

Position Held Server

Years Worked Less than 1

Supervisor Name Brian

Supervisor Title --

Supervisor Email Address brianl@calabresetx.com

Additional Income

Monthly Income	Source
240.00	Hidden Gem Rentals - Airbnb Inspections
500.00	Comfy Livings Short Term Rentals - Airbnb Inspections
1,000.00	Maid to Shine Cleaning Co. - Cleaning & Private Home Management

Personal Information



Date Of Birth 07/19/1984

SSN (or ITIN) 632-12-2487

Government Issued ID # 12093414

Issuing State/Territory TX

Financial Information

Bank Accounts

Applicant did not provide any bank account information.

Credit Cards

Applicant did not provide any credit card information.

References

Name	Address	Phone Number	Relationship
Wesley Hamiter	907 W Texas Street, Grapevine, Tx 76051	(972) 467-8411	Family Friend and Real Estate Agent

Questions

Will any waterbeds or water-filled furniture be on the Property?

No

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Does anyone who will occupy the Property smoke?

No

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Will the Applicant maintain renter's insurance?

Yes

Lemonade Renter's Insurance

Is the Applicant or Applicant's spouse, even if separated, in the military?

No

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If yes, is the military person serving under orders limiting the military person's stay to one year or less?

No

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Have you ever been evicted?

No

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Have you ever been asked to move out by a landlord?

No

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Have you ever breached a lease or rental agreement?

No

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Have you ever filed for bankruptcy?

No



--

Have you ever lost a property in a foreclosure?

No

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Have you had any credit problems? (including any outstanding debt (e.g., student loans or medical bills), slow-pays or delinquencies?

Yes

Due single parent life and a nasty custody case fighting for my kids (\$250,000 court case) and ex-husband still refusing to pay child support - working on trying to get OAG's office to enforce child support.

Have you ever been convicted of a crime?

No

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Is any occupant a registered sex offender?

No

--

Did an agent show you the property? If so, please provide their name, phone number and email.

Yes

She will tomorrow at 10am. Madelyn - madelyn@reedycreekms.com

Do you have pets? If so, how many?

Yes

One, a Cavalier King Charles, only 20 lbs or less. He is a register ESA pet. I can email paperwork.



Reedy Creek Management Services, LLC Terms of Agreement

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

1. **Lease Contract Information.** The Lease Contract contemplated by the parties is attached or, if no Lease Contract is attached, the Lease Contract will be the current Lease Contract noted above. Special information and conditions must be explicitly noted on an attached Lease Contract or in the Contemplated Lease Contract Information above.
2. **Application Fee (nonrefundable).** You have delivered to our representative an application fee in the amount indicated below, and this payment partially defrays the cost of administrative paperwork. It's nonrefundable.
3. **Application Deposit (may or may not be refundable).** In addition to any application fee, you have delivered to our representative an application deposit in the amount indicated below. 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 it will be refunded under paragraph 10 if you are not approved; OR it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraph 6 or 7.
4. **Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract 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 Contract, and then credit the application deposit of all applicants toward the required security deposit.
5. **Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract 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 Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
6. **If You Fail to Sign Lease Contract 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.
7. **If You Withdraw Before Approval.** You and any co-applicant may not withdraw your application or the application deposit. 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.
8. **Completed Application.** An Application will not be considered "completed" and will not be processed until all of the following have been provided to us: a separate Application has been fully filled out and signed by you and each co-applicant; an application fee has been paid to us; an application deposit has been paid to us. If no item is checked, all are necessary for the Application to be considered completed.
9. **Nonapproval.** We will notify you whether you've been approved within 7 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 7 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. The 10-day time period may be changed only by separate written agreement.
10. **Refund After Nonapproval.** If you or any co-applicant is disapproved or deemed disapproved under paragraph 9,



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.

11. Extension of Deadlines. If the deadline for signing, approving, or re-funding under paragraphs 6, 9, or 10 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next day.

12. 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-applicant is considered notice from all co-applicants.

13. 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 referred to in the Lease Contract; and (2) all applicable rents and security deposits have been paid in full.

14. Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.



Applicant Authorization

By checking the box and electronically signing your full name below, you declare that all your statements in this application are true and complete. If you fail to answer any question or give false information, the property may reject your application, retain all application fees and deposits as liquidated damages for its time and expense, and terminate your right of occupancy.

By submitting this electronic application, you are directing and authorizing Reedy Creek Management Services, LLC to verify the information you've provided and obtain additional background information about you through any means, including (i) using a third party consumer reporting agency such as AppFolio, Inc., 50 Castilian Dr. Goleta, CA 93117, 866.648.1536, to prepare a consumer report or an investigative consumer report and/or (ii) verifying information by contacting personal and professional references, employers and other rental housing owners. You further direct and authorize Reedy Creek Management Services, LLC to obtain from any law enforcement agency, present or past employer or supervisor, landlord, finance bureau/office, credit bureau, collection agency, college, university or other institute of learning or certification, private business, military branch or the national personnel records center, personal reference and/or other persons, and authorize the same to give records or information that any such entities may have concerning your status as a registered sex offender (as allowed by law), criminal history (as allowed by law), motor vehicle/driving history, earnings history, credit history, character, general reputation, personal characteristics, mode of living, employment records, record of attendance and earned degrees or certificates, or any other information requested, whether the said records are private or public, and including those which may be deemed to be privileged or confidential in nature. Preparation of all consumer reports and investigative consumer reports will follow federal, state and local laws and regulations.

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to tenants is an investigation into your prior rental history, education, and employment. You also acknowledge that our Privacy Policy is available to you.

I understand that if I want a paper copy of this Applicant Authorization, I may print it out or I may request a copy by contacting Reedy Creek Management Services, LLC. I understand that typing my name in the "Authorized/Acknowledged by" section, checking the box next to the words "I have received..", and clicking on the Submit Application button below, constitutes my electronic signature, dated as of when I click on the Submit Application button, and that by doing so:

- I am authorizing Reedy Creek Management Services, LLC to conduct the background check(s) described above.
- I am consenting to use electronic means to (i) sign this form, (ii) receive the Applicant Authorization appearing above, and (iii) receive any legal notices electronically.

☒ I have received and read a copy of the Terms of Agreement shown above. I have also received and read a copy of the Summary of Your Rights Under The Fair Credit Reporting Act.

☐ I would like to receive a free copy of my background check report

Authorized/Acknowledged by (Type your Full Name below):

x *Cecilia A Rhodes*

Date: 10/20/2022



Federal and State Disclosures

View a summary of your rights under the Fair Credit Reporting Act:

https://public.cdn.appfolio.com/public/documents/fair_credit_reporting_act_summary.pdf

Washington State applicants only: You also have the right to request from the relevant consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

New York/Maine applicants only: You have the right to inspect and receive a copy of any investigative consumer report requested by the Landlord by contacting the relevant consumer reporting agency identified directly. You may also contact the Company to request the name, address and telephone number of the nearest unit of the consumer reporting agency designated to handle inquiries, which the Company shall provide within 5 days.

California applicants or residents only: Under California Civil Code section 1786.22, after proper identification, you are entitled to find out what is in the ICRA's file on you, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file.
- A summary of all information contained in the ICRA's file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.

"Proper Identification" includes documents such as a valid driver's license, social security account number and military identification card. The ICRA may only require additional information concerning your personal or family history in order to verify your identity if you can not identify yourself with such information.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection. You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person's presence.

