

All Deposits and Fees may be Paid with Venmo. Rent can be paid on the Tenant Portal or by Venmo.

1. Read & Sign the Rental Application Agreement.

You may send the signed copy to our email:

betterlubbockleasing@gmail.com

2. Read Residential Lease Contract

A Blank Sample Copy is found in the "Our Documents" section of our website. The Lease Contract is a binding legal document when signed. Before you apply, or pay any fees or deposits, you should review the Residential Lease Contract, as well as any other relevant rules, policies, and agreements.

Notes: all applicants and/or co-applicants are required to sign the Lease Contract within 10 business days of the final application approval. If any applicant and/or co-applicant's fail to sign the Lease Contract as required, we will be entitled to retain your deposit(s) as liquidated damages, and the parties will have no further obligation to each other.

3. \$25.00 Application Fee (Per Applicant)

Text your Venmo "Username" to 214.815.6470 and we will send you a friend request. Send the fee to our Venmo User Account BetterLubbockLeasing.

4. The Application

We will not process any application without the paid application fee(s). Go to www.betterlubbockleasing.com. Go to "Our Application." Click on the property you are applying for and then follow the instructions. *Read and do* whatever is required in each section. After you sign, hit send, and the application returns to us. Application review is during regular business hours.

5. Deposit(s)

The only way an Applicant can secure the property is to pay the full Security Deposit, and if you have a pet, pay a \$500. Refundable* Pet Deposit.

Security Deposit: is listed in Our Properties on our website www.betterlubbockleasing.com in the ad for that property.

Pet Deposit: the amount is \$500. Refundable for one animal. It is due the same time you pay your Security Deposit. *"Refundable" refers to being refunded only if there's no pet damage inside or outside the dwelling.

Deposit Refunds: once an applicant has paid the Security &/or Pet Deposits, you will have 3 Days or 72 Hours to withdraw your application and receive a full refund of all deposits. After this time, if any applicant notifies us by email that they have changed their mind regarding renting the property, we will retain your application deposits as liquidated damages, and the parties will have no further obligation to each other. Note: the application &/or background check fee(s) are non-refundable.

6. Background Check

For Adult Applicants (Non-Students) requires a \$35. Fee paid on Venmo. After the fee has been paid, we will proceed with background check. After the Background check is completed, we will let you know the status of your application by text & email.

7. Graduate &/or Under Grad Student Guaranty.

Students, under 26 years of age, generally do not have sufficient rental history or income to sign a Lease on their own and therefore are required to have Guarantor(s) sign a Lease Contract Guaranty.

We will then send your Guarantor (s) the Lease Contract Guaranty via their email from BlueMoonForms.com (the only secured site authorized by the Texas Apartment Association and the only way we will send this document). The Guarantor(s) will have 2 Days or 48 Hours to fill it out, sign with an E-Signature, and then hit Send for the Guaranty to be returned to us.

In the event your Guarantor(s) do not have sufficient income to qualify as your Guarantor, we will ask you to either provide another Guarantor or an additional Guarantor. Note: at our discretion, we may ask for your Guarantor(s) for a Background Check and pay a \$35. Fee by Venmo.

8. Residential Lease Contract Signing

After all Applicants have received the final application approval, the Lease will be drawn up and signed. Either we will be signing the Lease in our office by scheduled appointment or emailing the Lease by Docusign for Applicants to sign digitally. Both ways are time sensitive for signing the Lease. For office signings, you must keep your scheduled appointment or have Docusign completed as soon as you receive it.

9. Non-Approval Refund

Application and background check fees are non-refundable. If any Applicant and/or Co-Applicant(s) is dis-approved during &/or after the completion of all application requirements, we will refund all deposits within 10 business days. You would be refunded through Venmo, in such instances.

However, if the application was dis-approved because of the Applicant and/or Co-Applicant(s) 1) failed to complete any part of the entire application in the timeframes required, 2) failed to answer any question, or 3) provided false or misleading information, we shall be entitled to retain all deposit(s) as liquidated damages, and the parties will have no further obligation to each other.

10. Roommate/Partner Agreement

For all multiple residents in one residence (except children), we will request that you sign a Roommate/Partnership Agreement. This agreement is for the Residents Benefit. The essence of this agreement is to serve as the system for which the residents have chosen to live together. It can also serve to rein and prevent disagreements from occurring.

11. Acknowledgement

We may at any time be asked to furnish information to consumer-reporting agencies and other rental-housing owners regarding your performance of your legal obligations including favorable or unfavorable information about your compliance with the Lease Contract, the Owner's Rules and Policies, and your handling of your financial obligations. Providing false information on the Application and/or the Residential Lease Contract is considered a criminal offence. Note that both written and electronic signatures are legally binding and verbal agreements do not exist.

You as the Applicant herewith declare that all your statements on your application are true and complete and authorize us to verify your information through any means, including consumer -reporting agencies and other rental-housing owners. You acknowledge that you have had an opportunity to review our rental selection criteria, which includes reasons your application may be denied, such as criminal history, credit history, current income, and rental history. You understand the reasons your deposit(s) may be forfeited , and you acknowledge that our privacy policy has been made available to you (found on our website in our documents).

Applicant's Signature _____ Date _____