



**Rustic Oaks Mobile Home Park**

3230 South Loop 1604 East  
San Antonio, TX 78264  
210-621-2449 Office Phone  
281-946-5866 Office Fax  
jennifer\_tlc@yahoo.com Email

**Rustic Oaks Mobile Home Park-Rental Application**

Please fill out the entire application. The more complete your application is, the faster your application can be processed and it will better your chances for approval.

**CHECKLIST FOR APPLICATION:**

\_\_\_\_\_ Attach copy of valid Texas Driver's License (for each adult)

\_\_\_\_\_ Attach copy of Social Security Card (for each adult)

\_\_\_\_\_ Attach a copy of a recent pay stub or proof of income for each person contributing financially

\_\_\_\_\_ Sign employment/rental verification release form

*\*It takes approximately one to two business days to process the application, depending on how complete your information is that you provided.*

*\*Please drop your completed application off at the payment/forms center, fax it to 281-946-5866 or email a scanned copy to jennifer\_tlc@yahoo.com*

What is the unit number of the home you are interested in? \_\_\_\_\_

If this home is no longer available, what size home do you need? \_\_\_\_\_

What is your desired move in date? \_\_\_\_\_

**ABOUT PRIMARY APPLICANT**

Full Name: \_\_\_\_\_

Former Name/Maiden Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Sex: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_

Hair Color: \_\_\_\_\_ Eye Color: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**ABOUT SECONDARY APPLICANT/SPOUSE**

Full Name: \_\_\_\_\_

Former Name/Maiden Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Sex: \_\_\_\_\_

Height: \_\_\_\_\_ Weight: \_\_\_\_\_

Hair Color: \_\_\_\_\_ Eye Color: \_\_\_\_\_

Marital Status: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

**Primary applicant employment/income information**

Your Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Position: \_\_\_\_\_

Gross Monthly Income: \_\_\_\_\_

Dates of Employment: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_

Supervisor's Phone: \_\_\_\_\_

---

Previous Employer: \_\_\_\_\_

Dates of Employment: \_\_\_\_\_

Previous Supervisor's Name: \_\_\_\_\_

Previous Supervisor's Number: \_\_\_\_\_

**Secondary applicant employment/income information**

Your Employer: \_\_\_\_\_

Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Position: \_\_\_\_\_

Gross Monthly Income: \_\_\_\_\_

Dates of Employment: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_

Supervisor's Phone: \_\_\_\_\_

---

Previous Employer: \_\_\_\_\_

Dates of Employment: \_\_\_\_\_

Previous Supervisor's Name: \_\_\_\_\_

Previous Supervisor's Number: \_\_\_\_\_

**Other Non-Work Income: (must be able to provide proof)**  
(Child Support, Disability, Retirement, Pension, etc.)

\_\_\_\_\_

\_\_\_\_\_

**Other Non-Work Income: (must be able to provide proof)**  
(Child Support, Disability, Retirement, Pension, etc.)

\_\_\_\_\_

\_\_\_\_\_

**ABOUT PRIMARY APPLICANT'S RENTAL/LIVING HISTORY**

Current Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Date Moved In: \_\_\_\_\_  
Why are you leaving current address: \_\_\_\_\_

Prior Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Move In Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

Prior Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Move In Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

**ABOUT SECONDARY APPLICANT RENTAL/LIVING**

Current Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Date Moved In: \_\_\_\_\_  
Why are you leaving current address: \_\_\_\_\_

Prior Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Move In Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

Prior Address: \_\_\_\_\_  
Complex Name: \_\_\_\_\_  
Owner/Manager Name: \_\_\_\_\_  
Owner/Manager Phone: \_\_\_\_\_  
Move In Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_  
Reason for Leaving: \_\_\_\_\_

**Rental History (circle Y or N)**

Have you ever been evicted? **Y or N**  
Have you ever been asked to move out? **Y or N**  
Have you ever broken a lease agreement? **Y or N**  
Have you ever been sued for non-payment of rent? **Y or N**  
Have you ever been sued for damage to rental property? **Y or N**

**Rental History (circle Y or N)**

Have you ever been evicted? **Y or N**  
Have you ever been asked to move out? **Y or N**  
Have you ever broken a lease agreement? **Y or N**  
Have you ever been sued for non-payment of rent? **Y or N**  
Have you ever been sued for damage to rental property? **Y or N**

**Your Criminal History (circle Y or N)**

Have you been convicted of a misdemeanor charge? **Y or N**  
Have you ever been convicted of a felony? **Y or N**  
Explanation: \_\_\_\_\_  
\_\_\_\_\_

**Your Criminal History (circle Y or N)**

Have you been convicted of a misdemeanor charge? **Y or N**  
Have you ever been convicted of a felony? **Y or N**  
Explanation: \_\_\_\_\_  
\_\_\_\_\_

**Children Who Will Live With You: (Full Name & Age)**

Name	Age
Name	Age
Name	Age
Name	Age

**Please list any additional occupants that are not the primary or secondary applicant and are not listed under children that will be living with you:**

Full Name: \_\_\_\_\_

Relationship: \_\_\_\_\_

Sex: \_\_\_\_\_ Age: \_\_\_\_\_

Driver's License or ID: \_\_\_\_\_

**Animals Who Will Live With You: (Breed/Weight)**

Breed	Weight
Breed	Weight

Full Name: \_\_\_\_\_

Relationship: \_\_\_\_\_

Sex: \_\_\_\_\_ Age: \_\_\_\_\_

Driver's License or ID: \_\_\_\_\_

**Bexar County and Rustic Oaks Park General Animal Rules:**

- A tenant in a multiple dwelling complex may not have more than 2 animals
- All animals must have an ID tag, rabies tag and collar on at all times
- All animals must be secured when outside and cannot run at large
- All animals must have rabies vaccination
- Our park does not allow Pitbulls, Rottweiler's, Dobermans, Chows, or large breeds are allowed at the park

**Please list the vehicles that would be kept at your residence:**

1. \_\_\_\_\_

Make	Model	Color
Year	Plate #	State

2. \_\_\_\_\_

Make	Model	Color
Year	Plate #	State

3. \_\_\_\_\_

Make	Model	Color
Year	Plate #	State

**\*\*All vehicles must have current registration, inspection tag, insurance and be in operating condition\*\***

**Correct Information Clause:**

False information provided in this application shall be grounds for landlord's rejection of the application, retention of the application fee if any, an deposits as liquidated damages for landlord's expenses of processing this application, and termination of the applicant's/tenant's right of occupancy. The undersigned represents that the statements in this application are true and complete and here by authorizes verification of all information given. Signing below authorizes landlord or landlord's representatives to obtain a credit report and obtain verification of any and all information on this application from employers or prior rental references.

\_\_\_\_\_  
**Signature of Primary Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Secondary Applicant**

\_\_\_\_\_  
**Date**



**Rustic Oaks Mobile Home Park**

3230 South Loop 1604 East  
San Antonio, TX 78264  
210-621-2449 Office Phone  
281-332-9944 Office Fax  
jennifer\_tlc@yahoo.com Email

**Authorization to Release Information Related to a Residential Lease Applicant:**

I, \_\_\_\_\_ (Applicant's printed name)

I, \_\_\_\_\_ (Co-applicant's printed name)

Have submitted an application to lease a property located at Rustic Oaks Mobile Home Park.

The landlord, broker or landlord's representative is Rustic Oaks Park/Tiki Leasing Company and the authorized representatives are Kim Carroll or Jennifer Pinter.

-I give my permission to my current and former employers to release my information above my employment history and income history to the above named persons.

-I give my permission to my current and former landlords to release any information about my rental history to the above named persons.

-I give my permission to the above named persons to obtain a copy of my background information. (financial and criminal)

Tiki Leasing Company/ Rustic Oaks Park uses an online tenant screening program to search criminal histories, credit reports, prior evictions and other information. By signing below, you agree to release of this information and volunteer to cooperate to obtain this information.

\_\_\_\_\_  
**Signature of Primary Applicant**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature of Secondary Applicant**

\_\_\_\_\_  
**Date**

**Request for Residence Verification**

Current       Previous

We are requesting residence verification on:

\_\_\_\_\_

Move in Date: \_\_\_\_\_ Lease Exp Date: \_\_\_\_\_ Move-Out Date: \_\_\_\_\_

Did the resident give proper notice of intent to vacate? \_\_\_\_\_

Any legal notices served for non-compliance: \_\_\_\_\_ If yes, explain: \_\_\_\_\_

Rent Amount: \_\_\_\_\_ Includes which utilities: \_\_\_\_\_

# \_\_\_\_\_ up to 5 days late # \_\_\_\_\_ 6 to 10 days late # \_\_\_\_\_ 11 to 15 days late # \_\_\_\_\_ 16+ days late

Non-Sufficient funds, Dates: \_\_\_\_\_

Is there currently a balance due? \_\_\_\_\_ If yes, amount \$ \_\_\_\_\_

**Questions:**

Is the above listed person(s) a responsible party on the lease?

\_\_\_\_\_

Are there additional, authorized occupants on the lease?

\_\_\_\_\_

Are there any problems or complaints on file?

\_\_\_\_\_

Are there any pets? If so, what type?

\_\_\_\_\_

Is there any property damage? If so, please explain.

\_\_\_\_\_

Would resident be eligible to re-rent? If no, please give reasoning.

\_\_\_\_\_

**Comments:**

Reference completed by: \_\_\_\_\_ Phone: \_\_\_\_\_

Title/Position: \_\_\_\_\_ Date: \_\_\_\_\_

Thank you in advance for your assistance. Please FAX (281-946-5866) the information back to us as soon as possible. If you are not able to complete the reference or have questions, please contact us at 210-621-2449.

Rustic Oaks Park  
3230 S Loop 1604 East  
San Antonio, TX 78264  
Phone: 210-621-2449  
Fax: 281-946-5866  
jennifer\_tlc@yahoo.com