TABOR MANAGEMENT

Rental Application

200 S. Montgomery, Suite 201 Starkville, MS 39759
Phone (662) 324-0506 Fax (662) 323-8087
www.tabormanagement.com
Follow us on Twitter: @TaborManagement

Applications will NOT be processed until application fee is paid

Property Option 1: _____

Property Option 2: _____

Property Option 3: _____

*** Please visit our website at TaborManagement.com for a list of properties. ***

FOR OFFICE USE ONLY:

Application Fee: (Non-Refundable) $50.00
(CASH, CHECK, CC or MO) Date Paid: _____

UNIT #:_____

Approval Date: _____

Deposit Paid Date: _____

Check #_____

Amount Paid: $_____

NAME: _____

CELL#: (_____)_____ BIRTHDAY: _____

E-MAIL: _____ SSN #: _____

CURRENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE:_____

CURRENT LANDLORD: _____ PHONE # (_____) _____

PREVIOUS LANDLORD: _____ PHONE # (_____) _____

CURRENT EMPLOYMENT: _____ PHONE # (_____) _____

Proof of Income Required *Copy of Driver's License Required*

Place of Employment: _____ Position: _____

Work #(____) _____ Cell Phone #(____) _____

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Work #(____) _____ Cell Phone #(____) _____

In addition to applicant(s), please list persons residing.. If none, so state.

Name(s)	Age	Relationship

Do you have a pet? _____ List Type/Breed: _____ Is animal an ESA? _____

***Please note ESA MUST be disclosed on application. ESA are not allowed to be added later during leasing period.**

Has applicant ever been evicted? _____ If so, please explain _____

VEHICLE INFORMATION: Make: _____ Model: _____ Color: _____ Year: _____ License Plate: _____

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How did you hear about us? _____

1. APPLICANT UNDERSTANDS THAT **TABOR MANAGEMENT, LLC** IS THE MANAGER AND AGENT FOR THE OWNER OF THE PREMISES.

2. APPLICANT DECLARES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND APPLICANT AUTHORIZES AN EMPLOYMENT CHECK, CREDIT CHECK, VERIFICATION OF REFERENCES AND CURRENT/ PREVIOUS LANDLORDS.

3. APPLICANT ACKNOWLEDGES THAT THE RENT IS DUE THE **1ST** DAY OF EACH MONTH.

4. APPLICANT HEREBY PAYS **$50.00** AS A NON-REFUNDABLE APPLICATION FEE.

5. APPLICANT UNDERSTANDS THAT THE SECURITY DEPOSIT MUST BE **PAID IN FULL** BY ALL OCCUPANTS BEFORE THE LEASE AGREEMENT CAN BE EXECUTED. THEY ALSO UNDERSTAND THAT PARENTS AND/OR LEGAL GUARDIANS WILL BE REQUIRED TO SIGN THE LEASE AGREEMENT.

6. LANDLORD AND MANAGER WILL NOT BE BOUND BY ANY REPRESENTATIONS, AGREEMENTS OR PROMISES, WRITTEN OR ORAL, MADE BY LANDLORD OR MANAGER UNLESS CONTAINED IN THE RENTAL AGREEMENT SIGNED BY LANDLORD OR LANDLORDS' AGENT.

7. APPLICANT DOES HEREBY RELEASE OWNER, MANAGER AND THIS COMPANY FROM ANY AND ALL DAMAGES AND LIABILITIES WHICH MIGHT RESULT FROM THE ABOVE INFORMATION.

8. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT A FALSE STATEMENT MADE HEREIN IS CAUSE FOR DENIAL OF RENTAL TO APPLICANT. ANY STATEMENT HEREIN MAY BE CONSTRUED AS A CONDITION PRECEDENT TO ANY BINDING AGREEMENT OR CONTRACT BETWEEN APPLICANT AND LANDLORD.

9. APPROVAL FOR RESIDENCY IS MADE WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, AGE, FAMILY STATUS OR DISABILITY.

10. APPLICANT UNDERSTANDS THAT SUBMISSION OF RENTAL APPLICATION AND PAYMENT OF APPLICATION FEE DOES NOT GUARANTEE AVAILABILTY OR PLACEMENT IN ONE OR MORE OF OUR MARKETED PROPERTIES.

11. APPLICANT UNDERSTANDS THAT SPECIFIC UNITS ARE **NOT** ASSIGNED AT THIS TIME. LANDLORD AND MANAGER MAY SUBSTITUTE UNITS FOR LIKE KIND AT THEIR DISCRECTION. **REQUESTS FOR SPECIFIC UNITS CAN NOT BE MADE.**

12. **APPLICANT UNDERSTANDS AND AGREES TO THE MOVE-IN DATE OF AUGUST 8TH**. APPLICANT UNDERSTANDS AND AGREES THAT THE FULL AUGUST RENT WILL BE DUE AT THAT TIME. APPLICANT UNDERSTANDS THAT **AUGUST RENT WILL NOT BE PRO-RATED.**

13. APPLICANT UNDERSTANDS ALL EMOTIONAL SUPPORT ANIMALS MUST BE DISCLOSED ON APPLICATION. NO APPLICANT IS ALLOWED MORE THAN 1 ESA PER APPLICANT. PROPER DOCUMENTATION IS REQUIRED BEFORE APPLICATION CAN BE PROCESSED FOR APPROVAL.

14. **WHEN YOU PAY THE SECURITY DEPOSIT YOU ARE AGREEING TO LEASE AN APARTMENT. IF YOU DECIDE NOT TO LEASE UNIT AFTER YOU HAVE MADE A DEPOSIT, THE DEPOSIT IS HEREBY FORFEITED IN ITS ENTIRETY.**

15. BY SUBMITTING YOUR INFORMATION, YOU AGREE TO ALLOW TABOR MANAGEMENT TO COMMUNICATE WITH YOU (ONCE APPROVED) THROUGH TEXT BY OUR ONLINE SYSTEM FOR IMPORTANT UPDATES. YOU MAY OPT-OUT AT ANY TIME BY REPLYING STOP. IF OPT-OUT YOU UNDERSTAND YOU WILL MISS IMPORTANT COMMUNICATION/NOTICES.

16. APPLICANT UNDERSTANDS THAT TABOR MANAGEMENT, LLC IS LICENSED BY THE MISSISSIPPI REAL ESTATE COMMISSION. AS PROPERTY MANAGER, TABOR MANAGEMENT, LLC PROVIDES BROKERAGE SERVICES TO THE PROPERTY OWNER ONLY. AS SUCH, TABOR MANAGEMENT IS OBLIGATED TO PROVIDE TO THE OWNER THE FIDUCIARY DUTIES OF LOYALTY, CONFIDENTIALITY, OBEDIENCE, DISCLOSURE, FULL ACCOUNTING AND THE DUTY TO USE SKILL, CARE AND DILEGENCE.

BY SIGNING BELOW, I ACKNOWLEDGE THAT TABOR MANAGEMENT IS NOT MY AGENT AND THAT I AM A CUSTOMER ONLY. FURTHER, I ACKNOWLEDGE THAT TABOR MANAGEMENT IS OBLIGATED TO PROVIDE HONESTY AND FAIR DEALINGS AND TO DISCLOSE ALL KNOW FACTS MATERIALLY AFFECTING THE VALUE OF THE PROPERTY WHICH ARE NOT KNOWN TO OR READILY OBSERVABLE BY ALL PARTIES IN THIS TRANSACTION.

PLEASE EMAIL APPLICATIONS TO LEASING@TABORMANAGEMENT.COM

DATE: _____ *SIGNATURE:* _____