

NamaStay Hideaway, LLC: Resident Application

NamaStay Hideaway Mission Statement: To provide a safe, affordable, beautiful, and loving space for likeminded THOW and RV owners to live the life they dare to dream. This is a community that will honor our residents vision as well as promote a vision of prosperity, balance, fun, and purposeful living.

Applicant is *strongly encouraged* to visit the Property and meet with the Owner(s), if possible, before submitting an application to ensure location, grounds, facilities etc. are what Applicant is looking for.

Applicant Terms of Agreement:

Please initial and agree to the following before proceeding:

- * You currently have a THOW under 400 sq. feet (including porches) OR an RV (no older than 10 years or if older then approved as an exception by Owners) OR Schoolie/etc. (max of 35 feet long with no more than two slide outs) OR are in contract with a THOW builder.
- * If you are currently interested in a spot, but do not have an RV or THOW AND are not under contract AND there is less than <75% occupancy in the community, then you will be required to pay a non-refundable hold deposit of \$250 each month. This will be due on the first of each month until you are under contract or have your home. If the community is over 75% occupancy, then full rent is due each month until you are under contract or have your home.
- * Leases are for a minimum of one year for \$550 a month (with \$50 additional charge each month for each person over two Tenants). Rent includes water, trash, septic, and two parking spaces.
- * At the time you sign the lease or at move in, a fee is due. This fee includes the first month's rent (pro-rated at \$550 per month depending on move in date. After the 25th of each month the next full month is also due) and a \$250 deposit (refundable per lease specifics). At this time we only accept cashier's check, money order, or personal check. (Electric/Internet will be billed separately each month)
- * 30 & 50 amp hookups available
- * Proof of insurance required at move in
- * ALL water must be disposed of down the septic outlet
- * Credit and background checks required. After receiving your application, you will be sent a link via email to complete the information and will be responsible for \$40 application fee.
- * If there is a co-applicant 18 years or older, then they must submit a separate application.

INITIAL: _____

Applicant Information:

Name (First, Middle, Last): _____

Former Last Name (maiden or married, if applicable): _____

Name of any minor that will be living part/full time in your home (1 other person max)

E-mail: _____

Cell Phone: _____ Work Phone: _____ Home Phone: _____

Social Security #: _____ - _____ - _____ Driver's License #: _____

Emergency Contact (Name): _____ Phone #: _____

(Can't be co-applicant) (Name): _____ Phone #: _____

How did you hear about us: _____

Applicant Housing History:

Current Address (street, city, state, zip) _____

How long were you there? _____

If renter please provide landlord name and phone #: _____

Please list a minimum of two years of previous addresses:

Previous Address (street, city, state, zip) _____
How long were you there? _____
If renter please provide landlord name and phone #: _____

Previous Address (street, city, state, zip) _____
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Previous Address (street, city, state, zip) _____
How long were you there? _____
If renter please provide landlord name and phone #: _____

Applicant Employment History:

Current Employer: _____
Position: _____
Address: (street, city, state, zip) _____
Supervisor's Name: _____ Phone #: _____
Employed from _____ to _____ Gross Monthly Income: _____
(*If self-employed may require 1-2 years tax return attested by professional)

Current Employer (2nd job if applicable): _____
Position: _____
Address: (street, city, state, zip) _____
Supervisor's Name: _____ Phone #: _____
Employed from _____ to _____ Gross Monthly Income: _____
(*If self-employed may require 1-2 years tax return attested by professional)

Please list a minimum of two years of previous employers:

Previous Employer: _____
Position: _____
Address: (street, city, state, zip) _____
Supervisor's Name: _____ Phone #: _____
Employed from _____ to _____ Gross Monthly Income: _____

Previous Employer: _____
Position: _____
Address: (street, city, state, zip) _____
Supervisor's Name: _____ Phone #: _____
Employed from _____ to _____ Gross Monthly Income: _____

Describe other income Applicant would like considered (retirement, SS, etc.):

Applicant Move In Specifications:

Are you CURRENTLY a THOW/RV owner:

-If Yes, describe: **Size** (length/width & sq. ft including porch(es): _____
(If porch: detachable or on trailer), **Year:** _____ **Model or Builder/DIY:** _____,
Solar: Yes No , **Toilets:** Plumbed, incinerator or compost, **Skirting:** Yes No

Is it certified (RVIA, NOAH) Yes No Other: _____
If your build is not certified, then are you willing to pay for an electrical or other inspection to ensure your home is safe upon move in and at every lease renewal; Yes No Comments: _____
Do you have insurance: Yes No If yes, provide name: _____
(Insurance is required by owner while renting on the Property) (Please send current pictures of your THOW/RV with the application)

-If No, then are you currently under contract with a builder/dealer: Yes No
Provide builder business name and number: _____, Anticipated completion date: _____, Fits size specifications indicated above: Yes No
(please include a copy of your contract)
-Will your build be certified (RVIA, NOAH) Yes No Other: _____
-If your build will not be certified, then are you willing to pay for an electrical or other inspection to ensure your home is safe upon move in and every lease renewal: Yes No

**As Landlords, we reserve the right to refuse to Lease if the THOW/RV is not in acceptable appearance or condition which may consist of peeling paint, rust, rotted wood, leaning/unstable, exposed nail/screws, not insurable, broken windows, sheets/foil in windows, can see inside from exterior break, etc.

What would be your spot preference: (Name & #): _____
What is your intended move in date: _____

*The spot on the Property will remain on the market until a lease is signed by all parties OR a holding deposit is made each month. Owner may continue to show and rent the spot you prefer on the Property to other prospective renters in the meantime.

Waitlist/Secure your spot:

If the community is at less than 75% capacity, but you have your home or are under contract, have completed the application, passed background/criminal check, and signed a lease, then you will be not be responsible for a holding deposit or rent for up to 4 months. After 4 months, a month holding deposit will be required of \$250 due at the first of each month. The month the Tenant moves in, the holding deposit is included as part of rent.

If the community is at more than 75% capacity, then full rent begins immediately per holding deposit or after completed paperwork as stated above.

*If any agreement is made with owner that differs from above, then it must be in writing.

Vehicle to be parked on the Property: (2 included)(Must be in good working condition)

Make: _____ Model: _____ Year: _____ License #: _____ State: _____

Second vehicle (we will try to make accommodations)(Must be in good working condition)

Make: _____ Model: _____ Year: _____ License #: _____ State: _____

Please fill out the following, if you currently have a domestic pet (dogs, cats, birds, small mammals only) (2 dogs max with case by case for other domestic pets)

(Landlords reserve the right to meet and interact with pet(s) prior to Lease being signed as no aggressive or hostile behaviors will be allowed for the safety of other pets and Tenants. No exotic or livestock pets are permitted.)

1) Name: _____ Type: _____ Breed: _____ Age: _____
Color: _____ Weight: _____ Gender: _____ Service Pet: Yes No

2) Name: _____ Type: _____ Breed: _____ Age: _____
Color: _____ Weight: _____ Gender: _____ Service Pet: Yes No

Other pets not listed above: _____

***The following may be grounds for forfeiting the right to lease:**

Have you or any person who will occupy the premises:

- Currently smoke or vape Yes No
- Been evicted Yes No
- Been asked to move out by a landlord Yes No
- Filed for bankruptcy Yes No
- Lost property in foreclosure Yes No
- Credit problems Yes No
- Been convicted of a crime Yes No
- Registered sex offender Yes No

*Applicant authorizes Owner, at any time before, during, or after any residency to obtain a credit report, obtain criminal background check related to any Applicant and any Occupant and verify rental or employment history or other information related to this application. Applicant and Co-Applicant, as applicable, will be financially responsible for initial background and credit check.

If Yes to any of the above, provide explanation if you so wish:

What are you looking for in a community? (Required)

Acknowledgement:

By signing this document, Applicant is agreeing to the following:

- 1) Terms of Agreement
- 2) That they can review, upon request, the Owners renter selection criteria. This criteria may include items such as credit history, rental history, background check, sex offender status, current income, smoke/vaping, etc. as Owner determines as this is Owners Private Property.
- 3) If the Applicant provided inaccurate or incomplete information, this is grounds for immediate disapproval and rejection of this application as well as forfeiture of application fees.
- 4) Applicant verifies the above information on this application is true and complete.

Applicant's Signature: _____ Date: _____

*** Please submit a copy of driver's license at the time of application submission.**

*** Please submit pictures of your THOW/RV at the time of application submission.**

*Parts of the application adapted from the Texas Association of Realtors: Residential Lease Application

Thank you for your interest in living at NamaStay Hideaway!