



Payment Submitted For: The Broadmead

Date Submitted: Nov 20, 2016 22:48 pm MST IP Address:73.77.1.163

Shown on Statement as	Payment Number	Payment Amount	Convenience Fee	Payment Total
Broadmead - Operating	102280360	\$80.00	\$0.00	<b>\$80.00</b>

Payment Type: Visa

Sarah Miller

Payment Date: Nov 20, 2016 22:46 pm

The Broadmead

### Application Submitted For: The Broadmead

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Thank you for your rental application for The Broadmead.

Basic Information			
Application ID	15887318		
<b>Name :</b>	Sarah Ann Miller	<b>Applicant Type :</b>	Primary
<b>Email :</b>	samgv93@yahoo.com		
<b>Birth Date :</b>	03/30/1989		
<b>Mobile :</b>	(512) 545-2277		
<b>ID Type :</b>	Drivers License	<b>ID Number :</b>	23571793
<b>Expiration Date :</b>	03/30/2019	<b>License State/ Province :</b>	TX

Preferences

<b>Lead Source</b>	Craigslist
<b>Desired Lease Length :</b>	12 Months

Unit Info			
Property	The Broadmead	Building	3
Floor Plan	C	Unit	Apt.309

Additional Info

Current Address			
Address			
Street Line 1	5014 Willowbend Blvd.		
City	Houston	State Code / Postal Code	TX 77035
Residence Type	Detached Family Home	Reason For Leaving:	Moving out of boyfriend's parent's place
Move In Date:	01/01/2014	Move Out Date:	01/01/2017
Monthly Payment(\$):	750.00		
Owned/Rented:	Rented		
Manager Name:	John Putkey	Phone Number:	713-729-7348

Previous Address			
Address			
Street Line 1	1250 Robert S. Light Blvd.	Street Line 2	Apt. 13104

City	Buda	State Code / Postal Code	TX 78610
Residence Type:	Apartment	Reason For Leaving:	Moved back to houston
Move In Date:	01/01/2012	Move Out Date:	12/01/2013
Monthly Payment(\$):	750.00		
Owned/Rented:	Rented	Community Name:	The Trails At Buda Ranch
Manager Name:	Kim	Phone Number:	512-523-5542

Vehicle 1			
Make:	Chevy	Model:	Sonic LTZ
Year:	2012	Color:	White
Plate No.:	GHB8447	State/Province:	TX

General Questions	
Have you ever been sued for rent?	No
Have you ever been sued for damages?	No
Have you ever been evicted?	No
Have you ever defaulted on a lease?	No
Have you ever filed for bankruptcy protection?	No
Do you smoke?	No

Financial
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Income Details			
<b>Current Employer</b>			
Employer Name:	Auntie Pastos		
Address	5101 Bellaire Blvd.	City, State Zip/ Postal Code	Houston, TX 77401
Supervisor Name:	Gary	Supervisor Phone:	713-669-8658
Monthly Salary(\$):	2000.00	Position:	Server
Started On:	09/01/2016		
<b>Previous Employer</b>			
Employer Name:	Patina Metals		
Address	9303 Clay Rd.	City, State Zip/ Postal Code	Houston, TX 77080
Supervisor Name:	Martin Rojas	Supervisor Phone:	713-462-6117
Monthly Salary(\$):	2300.00	Position:	Market Researcher/Office assistant
Started On:	03/01/2015	Stopped On:	10/01/2015
<b>Other Income</b>			
Income Type:	Bi-weekly		
Monthly Income(\$):	1000.00		
Description:	Game Master/Assistant Manager Cipher Escape		

	Rooms 1735 Westheimer Houston, TX 77098 713-588-0306 /801-414-908 2 Supervisor: Andy Stevens Start date: 11/01/2015-P resent
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**People**

Name	Living In Apartment?	Birth Date	Email	Relationship
Sarah Ann Miller	Yes	03/30/1989	samgv93@yahoo.com	
John Robert Putkey	Yes	05/01/1988	jrputkey@sbcglobal.net	Spouse

**Options & Fees**

Pets			
<b>Total Number Of Pets: 1</b>			
1. Pet Type:	Dog		
Breed	Labrador mix	Weight	18 lbs
Age	3 yrs.		

**Contacts**

Emergency Contact			
Name:	John Putkey	Relation:	Father
Phone:	832-623-5300		

**Address**

Street Line 1	5014 Willowbend Blvd.	
City State Zip / Postal Code		Houston TX 77035

Digital Signature	
Full Name	Sarah Miller
IP Address	73.77.1.163

I or we authorize this property to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may now be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

**Please retain for your records.**  
[Terms and Conditions.](#)





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Birth Date: 03/30/1989 Email Address: samgv93@yahoo.com

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You can find the ProspectPortal™ Terms & Conditions [here](#).





## Rental Requirements and Qualifications

This Property adheres to **The Fair Housing Act**, Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability). The following qualification standards will be required from every prospective resident. An application must be submitted by each applicant 18 years of age or older, who will be occupying the rental unit. All occupants 18 years old or older must qualify, with the exception of income for students living at home.

- Number of Occupants:** Maximum number of occupants:
- ◆ One bedroom – two (2) persons and an infant up to twenty-four (24) months (incl. Efficiency and studio apartments)
  - ◆ Two bedroom – four (4) persons and an infant up to twenty-four (24) months
  - ◆ Three bedroom – six (6) persons and an infant up to twenty-four (24) months
- Rental History:** Broken leases and or Evictions:
- ◆ (1) Broken lease – must be at least 1 year old and may not exceed \$3000
  - ◆ Eviction – must be at least 1 year old and must be paid in full
- Criminal History:** FELONY, even if serving deferred adjudication or case pending for the following will be DECLINED:
- |                      |                                      |                     |               |
|----------------------|--------------------------------------|---------------------|---------------|
| ◆ Theft of Property  | 10 years from completion of sentence | ◆ Injury to Persons | No time limit |
| ◆ Damage to Property | 10 years from completion of sentence | ◆ Violence          | No time limit |
| ◆ Drug Violation     | 10 years from completion of sentence | ◆ Sexual Offenses   | No time limit |
- This also includes any terrorism related convictions or charges.
- MISDEMEANOR, even if serving deferred adjudication or case pending for the following may be DECLINED based on the offense or the time frame (some misdemeanor will be accepted outside the 5 year period) :
- |                      |                                     |                     |               |
|----------------------|-------------------------------------|---------------------|---------------|
| ◆ Theft of Property  | 5 years from completion of sentence | ◆ Injury to Persons | No time limit |
| ◆ Damage to Property | 5 years from completion of sentence | ◆ Violence          | No time limit |
| ◆ Drug Violation     | 5 years from completion of sentence | ◆ Sexual Offenses   | No time limit |
- This also includes any terrorism related convictions or charges.
- Animals:** Animals must be at least six (6) months of age and must have proof of current vaccinations, proof of weight when fully grown, and breed documentation. A maximum of two (2) pets are allowed per apartment and each applicant must provide a photograph of each pet. The following breeds and animal types are prohibited and **will not be accepted**: dog breeds- Pitt Bull Terriers, Chow s, Doberman Pinschers, Rottweilers, Huskies, and any other breed generally considered aggressive or deemed aggressive by state or local officials. Other prohibited animals - Rodents and Ferrets.
- CREDIT SCORING:** Credit History will be verified by Resident Screen, a third party verification service. A complete credit history from a credit bureau is required. **Income plus verified credit history will be entered into a scoring model to determine rental eligibility and security deposit levels.** The following deposit requirements and concession stipulations will be applied based on scoring model recommendations:
- Accept: Standard Deposit
  - Accept With Conditions: Standard Deposit plus additional deposit
- Applicants without credit history must provide proof of employment (minimum of six (6) months). Applicants who are residents of foreign countries and do not have a Social security number must provide proof of foreign citizenship, written verification of employment, and proof of income (two (4) most recent paycheck stubs).
- Income:** Monthly gross income requirement is (2.5) times the monthly rent amount, If income qualifications cannot be met, a qualified guarantor is acceptable. Income must be verified by *one* or more of the following:
- ◆ Employer
  - ◆ Four (4) most recent paycheck stubs
  - ◆ Two (2) most recent bank statements
  - ◆ Previous year tax return and current business license if self-employed.
- Guarantors may be used for students with insufficient credit or applicants with insufficient income. A Guarantor must have income at least five (5) times the monthly market rent verifiable through tax returns, check stubs, etc.; score in the "Accept" category for credit history, minimum employment of one year, and must furnish all necessary information on leasing or mortgage history. If approved, the standard deposit will be accepted.
- Employment:** Applicant(s) must:
- ◆ Have six (6) months consecutive employment with the same U.S. based verifiable employer or in the same industry.
- Automatic Denial:** Management will deny applicants that have any of the following:
- ◆ Unpaid Eviction(s)
  - ◆ Housing Debt(s) within one (1) year
  - ◆ False Social Security Number (unless proof is provided)

◆ Fact Act Fraud Alerts

**Cancellations:**

Application deposits will only be refunded on denied applicants. Deposits will not be returned for Cancellations or false information that has been given, they will be retained for liquidated damages.

**I/We have read and understand the Rental Requirements and Qualifications above. I/We agree to all terms and conditions stated above.**

Applicant signature

Date

Co-applicant signature

Date

11/20/16 20:08 PM

*Sarah A Miller*

Primary-ID: 11443392

IP 73.77.1.163





## Consumer Authorization

In connection with my application as a tenant, I hereby authorize the above named Property and its designated agents and representatives, Resident Verify, LLC, 2912 Executive Parkway, Suite 200, Lehi, Utah 84043, to conduct a background investigation to obtain information relating to my character, work habits, performance and to verify the accuracy of the information which I have provided on my rental application or lease.

I understand the scope of the investigation may include, but will not be limited to the following: Character References, Consumer Credit History (in compliance with the Fair Credit Reporting Act), Criminal Records, Civil Court Records, Current and Past Residence Verifications, Social Security Trace, Driving Records and additional services.

I understand that I must provide my date of birth to adequately complete said screening and acknowledge that my date of birth will not affect any residency decisions.

I authorize, without reservation, any law enforcement agency, business, individual, school, employer, information service bureau or public agency to release any and all information, verbal or written, pertaining to me.

I acknowledge that an electronic, facsimile or photographic copy shall be as valid as the original. This release is valid for federal, state and county agencies.

**State of Washington applicants or tenants only:** You have the right to receive a complete and accurate disclosure of the nature and scope of any investigative consumer report as well as a written summary of rights of your rights and remedies under Washington law.

**New York and Maine applicants or tenants only:** You have the right to inspect and receive a copy of any investigative consumer report requested by the Company by contacting the consumer reporting agency identified above directly.

### **Summary of Rights Under California Code 1786.22**

This is a summary of your rights under California Code 1786.22. If you have questions, please call our office at 866-698-0661. An investigative consumer-reporting agency ("Agency") will supply files and information that you have a right to inspect during normal business hours and on reasonable notice.

All files the Agency maintains on you will be made available for your visual inspection, as follows:

In person, if you appear in person and furnish proper identification, for copies to be sent to a specified address. However, agencies complying for a request for such a mailing will not be liable for disclosures to third parties caused by mishandling of mail

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after it leaves the Agency.

A summary of all information contained in your file and required to be provided to you under the California Civil code will be provided by 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 or charged directly to you.

“Proper identification” includes documents such as valid driver’s license, social security number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the Agency require additional information concerning your employment and personal or family history in order to verify his identity.

The Agency will provide trained personnel to explain any information furnished to you pursuant to § 1786.10

The Agency will provide a written explanation of any coded information in your file. This written explanation shall be distributed whenever a file is provided to you for visual inspection.

One other person of your choice may accompany you when you come to inspect your file. This person must furnish reasonable identification. The Agency may require you to furnish a written statement granting permission to the Agency to discuss your file in your companion presence.

### **Disclosure to Consumers under Vermont Code 2480b (Applicable to consumers for whom a consumer credit report was requested)**

(1) Under Vermont law, you are allowed to receive one free copy of your credit report every 12 months from each credit reporting agency. If you would like to obtain your free credit report from Resident Verify, LLC, you should contact us by [writing to the following address: 2912 Executive Parkway, Suite 200, Lehi, Utah 84043 or [calling the following number: (866) 698-0661 or both].

(2) Under Vermont law, no one may access your credit report without your permission except under the following limited circumstances:

(A) in response to a court order;

(B) for direct mail offers of credit;

(C) if you have given ongoing permission and you have an existing relationship with the person requesting a copy of your credit report;

(D) where the request for a credit report is related to an education loan made, guaranteed, or serviced by the Vermont Student Assistance Corporation;

(E) where the request for a credit report is by the Office of Child Support Services

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when investigating a child support case;

(F) where the request for a credit report is related to a credit transaction entered into prior to January 1, 1993; and

(G) where the request for a credit report is by the Vermont State Tax Department and is used for the purpose of collecting or investigating delinquent taxes.

(3) If you believe a law regulating consumer credit reporting has been violated, you may file a complaint with the Vermont Attorney General's Consumer Assistance Program, 104 Morrill Hall, University of Vermont, Burlington, Vermont 05405.

You have a right to place a "security freeze" on your credit report pursuant to 9 V.S.A. § 2480h at no charge if you are a victim of identity theft. All other Vermont consumers will pay a fee to the credit reporting agency of up to \$10.00 to place the freeze on their credit report. The security freeze will prohibit a credit reporting agency from releasing any information in your credit report without your express authorization. A security freeze must be requested in writing by certified mail.

The security freeze is designed to help prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gains access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding new loans, credit, mortgage, insurance, government services or payments, rental housing, employment, investment, license, cellular phone, utilities, digital signature, internet credit card transaction, or other services, including an extension of credit at point of sale.

When you place a security freeze on your credit report, within ten business days you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report for a specific party, parties or period of time after the freeze is in place. To provide that authorization, you must contact the credit reporting agency and provide all of the following:

(1) The unique personal identification number or password provided by the credit reporting agency.

(2) Proper identification to verify your identity.

(3) The proper information regarding the third party or parties who are to receive the credit report or the period of time for which the report shall be available to users of the credit report.

A credit reporting agency may charge a fee of up to \$5.00 to a consumer who is not a victim of identity theft to remove the freeze on your credit report or authorize the release of your credit report for a specific party, parties, or period of time after the freeze is in place. For a victim of identity theft, there is no charge when the victim submits a copy of

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a police report, investigative report, or complaint filed with a law enforcement agency about unlawful use of the victim's personal information by another person.

A credit reporting agency that receives a request from a consumer to lift temporarily a freeze on a credit report shall comply with the request no later than three business days after receiving the request.

A security freeze will not apply to "preauthorized approvals of credit." If you want to stop receiving preauthorized approvals of credit, you should call (866) 698-0661.

A security freeze does not apply to a person or entity, or its affiliates, or collection agencies acting on behalf of the person or entity with which you have an existing account that requests information in your credit report for the purposes of reviewing or collecting the account, provided you have previously given your consent to this use of your credit reports. Reviewing the account includes activities related to account maintenance, monitoring, credit line increases, and account upgrades and enhancements.

You have a right to bring a civil action against someone who violates your rights under the credit reporting laws. The action can be brought against a credit reporting agency or a user of your credit report."

(d) The information required to be disclosed by this section shall be disclosed in writing. The information required to be disclosed pursuant to subsection (c) of this section shall be disclosed on one side of a separate document, with text no smaller than that prescribed by the Federal Trade Commission for the notice required under 15 U.S.C. § 1681q. The information required to be disclosed pursuant to subsection (c) of this section may accurately reflect changes in numerical items that change over time (such as the phone number or address of Vermont State agencies), and remain in compliance.

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*Sarah A Miller*

Primary-ID: 11443392

IP 73.77.1.163



## Agreement to Conduct an Electronic Transaction

The parties to this Electronic Document Delivery agreement ("Electronic Agreement") are the applicant/resident ("you") and Resident Verify, LLC. ("Resident Verify"), and (collectively "us" or "we"). The parties agree to the following:

1. Electronic delivery. We will electronically deliver to you any documents or information related to your application for residency or disclosure pursuant to any laws
2. Acts, regulations or statutes ("Documents"). We will electronically deliver your Documents until either party modifies or cancels this Electronic Agreement. You will receive the Documents electronically in lieu of receiving hard copies through the U.S. Mail.
3. Paper copy. You may obtain a hard copy of any Documents at any time and at no cost by contacting us and requesting a paper copy. This can be accomplished in the following ways: calling us at (866)-698-0661, emailing us at: [consumerrequests@entrata.com](mailto:consumerrequests@entrata.com), or writing to us at 2912 Executive Parkway Suite 200, Lehi, Utah 84043.
4. Termination. You may terminate this Electronic Agreement by contacting us through any of the following ways: calling us at (866)-698-0661, emailing us at: [consumerrequests@entrata.com](mailto:consumerrequests@entrata.com), or writing to us at: 2912 Executive Parkway Suite 200, Lehi, Utah 84043. After we process the termination we will provide only hard copies of the Documents to you, in paper form via the U.S. Mail at the address you provide us. If this Electronic Agreement is terminated it has no legal effect on the enforceability of any other contracts we have executed with you.
5. Notification. You must immediately give us notification if you change or delete the email address we use to deliver you the Documents. Because email is the agreed upon medium used to deliver the Documents it is crucial that you give us prompt notice of any changes.
6. Legal effect. Electronic Documents have the same legal effect as hard copies. You are responsible to obtain access to the Documents, and to open and read them. If you cannot open or access your Documents please contact us to resolve this. By initialing the policy document you agree that you have a functioning and operating email account to receive emails from us.
7. Amendments. We may make amendments to the terms and conditions of this Electronic Agreement. We will provide you commercially reasonable notice of the amendments. If you do not agree to these new terms and conditions you can terminate this Electronic Agreement by the methods mentioned above.
8. Delivery and access errors. Errors in delivering and accessing your electronic Documents may occur. We are not liable for anything that may arise from problems in accessing or retrieving your Documents that may occur from problems associated with your telecommunications provider, or for any equipment malfunctions that are outside of our control.
9. Acceptance. If you accept the terms and conditions in this Electronic Agreement you will initial the policy document on the Summary page of the application. By initially the policy document, you acknowledge that you have read and understand this Electronic Agreement. This Electronic Agreement becomes effective when we receive your acceptance.

I AGREE to conduct this transaction by electronic means. I understand that by initialing the policy document I am conducting an electronic transaction and agree to use and receive communications through electronic means. I agree to enter into this Electronic Agreement electronically via the use of the Internet, and to be notified regarding this Electronic Agreement and application electronically through the email address I have provided. I know that I may refuse to conduct other electronic transactions.

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*Sarah A Miller*

Primary-ID: 11443392

IP 73.77.1.163

