



22340 Cuttler Rd  
New Caney, TX 77357

## Application

(281) 601-5446

[www.valleyranchrentals.com](http://www.valleyranchrentals.com)  
[admin@valleyranchrentals.com](mailto:admin@valleyranchrentals.com)

How did you hear about us?  Drive By  Internet  Referred By: \_\_\_\_\_

Community Member : \_\_\_\_\_ **ESTIMATED MOVE IN DATE:** \_\_\_\_\_

### Applicant(s) would like (please check)...

### All Suites Furnished

### MAX Guests

- |                          |              |              |                   |  |   |
|--------------------------|--------------|--------------|-------------------|--|---|
| <input type="checkbox"/> | \$400 / week | Junior Suite | 1 Bedroom, 1 Bath | Kitchen, TV, Wi-Fi & Etc.              | 3 |
| <input type="checkbox"/> | \$450 / week | Deluxe Suite | 2 Bedroom, 2 Bath | Kitchen, TV, Wi-Fi & Etc.              | 4 |
| <input type="checkbox"/> | \$800 / week | Tree House   | 2 Bedroom, 1 Bath | Kitchen, TV, Wi-Fi, Patio Grill & Etc. | 6 |

### Suite Type

**Smoking**

**Non Smoking**

### Information

#### Applicant

#### Co-Applicant

First Middle Last Name:	_____	_____
Cell Phone:	_____	_____
Date of Birth:	_____	_____
Social Security #:	_____	_____
Email Address:	_____	_____

### Employer

Company:	_____	_____
Start Date:	_____	_____
\$ Hour / Monthly Income:	_____	_____
Supervisor Name / Number:	_____	_____

### Current Lodging

Monthly Rent:	_____	_____
Facility Name:	_____	_____
Address, City, St, Zip:	_____	_____
Move In-Date:	_____	_____

**Information:**

**Applicant**

**Co-Applicant**

**Vehicles:**

**Must provide proof of current auto insurance (state minimums)**

Year / Color:	_____	_____
Make & Model:	_____	_____
State & License Plate:	_____	_____
ANY MECHANICAL LEAKS?	_____	_____

**Additional Occupant(s):**

**Name all onsite occupants. Except Co-Applicant. MINORS MAY NOT BE LEFT UNATTENDED.**

	<b>#1</b>	<b>#2</b>	<b>#3</b>
Relationship):	_____	_____	_____
Name:	_____	_____	_____
Birth date:	_____	_____	_____
SS#:	_____	_____	_____

**Emergency Contacts:**

**#1**

**#2**

Relationship:	_____	_____
Name:	_____	_____
Cell Phone:	_____	_____
Email Address:	_____	_____

**PETS:**

**#1**

**#2**

Name?	_____	_____
Type / Breed	_____	_____
Age & Weight?	_____	_____
House / Potty Trained?	_____	_____

**Applicant / Occupant Questionnaire**

**Yes**

**No**

**Explanation**

a) ever been evicted?	<input type="checkbox"/>	<input type="checkbox"/>	_____
b) asked to move out or receive a landlord non-renewal?	<input type="checkbox"/>	<input type="checkbox"/>	_____
c) sued for nonpayment?	<input type="checkbox"/>	<input type="checkbox"/>	_____
d) convicted of a crime?	<input type="checkbox"/>	<input type="checkbox"/>	_____
e) registered sex offender?	<input type="checkbox"/>	<input type="checkbox"/>	_____
f) any repossessions?	<input type="checkbox"/>	<input type="checkbox"/>	_____
g) have any criminal or legal matters pending?	<input type="checkbox"/>	<input type="checkbox"/>	_____
h) do you have medical insurance (Medicaid / care, company, etc)?	<input type="checkbox"/>	<input type="checkbox"/>	_____



Application – Signature Page

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Applicant and co-applicant understand this is an application for contract use of a Campsite and tiny home and does not constitute a rental or lease agreement in whole or part. If application is approved and decides to utilize Campground, Applicant agree to be bound by the terms of the Campsite Service Agreements and all community rules and regulations.

Please submit payments totaling \$150 or \$200 with your signed application\* (cash, cashier’s check, money order or zelle)

- 1) Application fee: \$50 single adult or \$100 two adults
- 2) Reservation deposit: \$100 partial security deposit (will count towards your \$500 security deposit)\*\*

Please provide copies of the following documents with your signed Application (pictures may be emailed):

- A) Drivers’ License,
- B) Social Security Card or Passport,
- C) Proof of income (pay stub, deposit slips, etc.) unless credit approved,
- D) Proof of current automobile insurance for registered vehicles,

\* Application will not be processed until the application fee & partial deposit, is paid in full to the Campground.

\*\* If Applicant is declined, the \$100.00 partial security deposit will be refunded to the Applicant. Applicant has 15 days to claim refunded deposit after management notification or Applicant will forfeit deposit. If Applicant is approved, Applicant has 48-hours to sign the Service Agreement and make the 1st weekly payment or Applicant will forfeit the \$100.00 partial deposit. If asked, management can waive the 48-hour rule to accommodate your move-in schedule such as providing pre-approval when a current lease expires. If applicant fails to move-in on the agreed upon date, applicant will forfeit the \$100.00 partial deposit.

Applicant and Co-Applicant authorize Valley Ranch Rentals, LLC and affiliated entities and persons (“Campground”) to verify information provided and communication with any and all names listed on this application as well as performing a credit & background check, included but not limited to reference checks, credit history, criminal background, employment history, rental verification and or income verification check, in-connection with use of Campground. Applicant and Co-Applicant certify that the information provided here is true and accurate to the best of my knowledge.

Day \_\_\_\_\_ of, \_\_\_\_\_ 2023

By: \_\_\_\_\_  
Applicant Name:

By: \_\_\_\_\_  
Co-Applicant Name:

By: \_\_\_\_\_  
Accepted by Name:  
Valley Ranch Rentals, LLC

**We reserve the right to change rates, deposits & fees at any time**

**Rates (does not include electric)**

• Junior Suite (1 Bedroom)	\$400 / week
• Deluxe Suite (2 Bedroom)	\$450 / week (coming soon)
• Tree House (2 Bedroom)	\$800 / week
• Fiber Optic WIFI	Complimentary
• Daily Trash p/u	Complimentary
• Water	Complimentary
• <b>Electric (already on)</b>	<b>Pay monthly</b>

**Deposits & Fees**

• Security Deposit	\$500
• Pet Deposit	\$500 per pet
• Pet Fee	\$20 / week per pet
• Application Fee (1 adult)	\$50
• Application Fee (2 adults)	\$100

**After acceptance into the community park, below total is due at signing**

\$ _____	Remaining Security Deposit
\$ _____	First week rent (or multiple weeks rent)
\$ _____	\$500 pet deposit x number of pets
<b>\$ _____</b>	<b>Total Due at Signing</b>

Note: All suites minimum 2 nights rental and max guests allowed Junior (3) Deluxe (4) and TreeHouse (6).

**Important: please take a screen shot of the filled application text it to 281-601-5446 or email it to [admin@valleyranchrentals.com](mailto:admin@valleyranchrentals.com) looking forward to earn your business.**