

Received on \_\_\_\_\_ (date) at \_\_\_\_\_ (time)



TEXAS ASSOCIATION OF REALTORS®  
**RESIDENTIAL LEASE APPLICATION**

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***Each occupant and co-applicant 18 years or older must submit a separate application.***

Property Address: \_\_\_\_\_  
Anticipated: Move-in Date: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \$ \_\_\_\_\_

Property Condition: **Applicant is strongly encouraged to view the Property prior to submitting any application.** Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant was referred to Landlord by:  
 Real estate agent GENE MOLLOY (name) 817-275-1111 (phone)  
 Newspaper  Sign  Internet  Other \_\_\_\_\_

Applicant's name (first, middle, last) \_\_\_\_\_  
Is there a co-applicant?  yes  no *If yes, co-applicant must submit a separate application.*  
Applicant's former last name (maiden or married) \_\_\_\_\_

E-mail \_\_\_\_\_ Home Phone \_\_\_\_\_  
Work Phone \_\_\_\_\_ Mobile/Pager \_\_\_\_\_  
Soc. Sec. No. \_\_\_\_\_ Driver License No. \_\_\_\_\_ in \_\_\_\_\_ (state)  
Date of Birth \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye Color \_\_\_\_\_  
Hair Color \_\_\_\_\_ Marital Status \_\_\_\_\_ Citizenship \_\_\_\_\_ (country)

Emergency Contact: *(Do not insert the name of an occupant or co-applicant.)*  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name all other persons who will occupy the Property:  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Applicant's Current Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_  
\_\_\_\_\_  
(city, state, zip)  
Landlord or Property Manager's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_  
Date Moved-In \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_  
Reason for move: \_\_\_\_\_

Applicant's Previous Address: \_\_\_\_\_ Apt. No. \_\_\_\_\_  
\_\_\_\_\_  
(city, state, zip)  
Previous Landlord or Property Manager's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_

Residential Lease Application concerning \_\_\_\_\_

Date Moved-In \_\_\_\_\_ Date Moved-Out \_\_\_\_\_ Rent \$ \_\_\_\_\_  
Reason for move: \_\_\_\_\_

Applicant's Current Employer: \_\_\_\_\_  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_  
*Note: If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.*

Applicant's Previous Employer: \_\_\_\_\_  
Address: \_\_\_\_\_ (street, city, state, zip)  
Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Employed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Describe other income Applicant wants considered: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/State	Mo. Pymnt.

Will any pets (dogs, cats, birds, reptiles, fish, and other pets) be kept on the Property?  yes  no  
If yes, list all pets to be kept on the Property:

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Declawed?	Rabies Shots Current?
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Will any waterbeds or water-filled furniture be on the Property?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Does anyone who will occupy the Property smoke?   |
| <input type="checkbox"/> | <input type="checkbox"/> | Will Applicant maintain renter's insurance?   |
| <input type="checkbox"/> | <input type="checkbox"/> | Is Applicant or Applicant's spouse, even if separated, in military?   |
| <input type="checkbox"/> | <input type="checkbox"/> | If yes, is the military person serving under orders limiting the military person's stay to one year or less?                        |
| <input type="checkbox"/> | <input type="checkbox"/> | Has Applicant ever:   |
| <input type="checkbox"/> | <input type="checkbox"/> | been evicted?   |
| <input type="checkbox"/> | <input type="checkbox"/> | been asked to move out by a landlord?   |
| <input type="checkbox"/> | <input type="checkbox"/> | breached a lease or rental agreement?   |
| <input type="checkbox"/> | <input type="checkbox"/> | filed for bankruptcy?   |
| <input type="checkbox"/> | <input type="checkbox"/> | lost property in a foreclosure?   |
| <input type="checkbox"/> | <input type="checkbox"/> | had <u>any</u> credit problems (including any outstanding debt (e.g., student loans or medical bills)), slow-pays or delinquencies? |
| <input type="checkbox"/> | <input type="checkbox"/> | been convicted of a crime?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Is any occupant a registered sex offender?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Are there any criminal matters pending against any occupant?  |
| <input type="checkbox"/> | <input type="checkbox"/> | Is there additional information Applicant wants considered?   |

Residential Lease Application concerning \_\_\_\_\_

Additional comments: \_\_\_\_\_

**Authorization:** Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

**Notice of Landlord's Right to Continue to Show the Property:** Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

**Privacy Policy:** Landlord's agent or property manager maintains a privacy policy that is available upon request.

**Fees:** Applicant submits a non-refundable fee of \$\_\_\_\_\_ to \_\_\_\_\_ (entity or individual) for processing and reviewing this application. Applicant  submits  will not submit an application deposit of \$\_\_\_\_\_ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.

**Acknowledgement & Representation:**

- (1) Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history.
- (2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
- (3) Applicant represents that the statements in this application are true and complete.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

*For Landlord's Use:*

On \_\_\_\_\_, \_\_\_\_\_ (name/initials) notified  
 Applicant  \_\_\_\_\_ by  phone  mail  e-mail  fax  in person  
that Applicant was  approved  not approved. Reason for disapproval: \_\_\_\_\_



**TEXAS ASSOCIATION OF REALTORS<sup>®</sup>**  
**AUTHORIZATION TO RELEASE INFORMATION**  
**RELATED TO A RESIDENTIAL LEASE APPLICANT**

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I, \_\_\_\_\_ (Applicant), have submitted an application  
to lease a property located at \_\_\_\_\_  
\_\_\_\_\_ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

\_\_\_\_\_ (name)  
\_\_\_\_\_ (address)  
\_\_\_\_\_ (city, state, zip)  
\_\_\_\_\_ (phone) \_\_\_\_\_ (fax)  
\_\_\_\_\_ (e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

\_\_\_\_\_  
Applicant's Signature Date

*Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.*

## REQUIREMENT FOR OCCUPANCY

Income for the persons responsible for the lease must be three times the amount of rent. If self-employed or retires, we require a copy of previous year's tax return, W-2 or bank statement. Incomes and/or statements will be verified.

A prospect must have verifiable current employment and twelve months employment history or a verifiable source of income. A full-time student will require a co-signer.

The co-signed must also meet the qualifying criteria.

Twelve months verifiable prior residency indicating no outstanding dept. to the pervious landlord and compliance with all terms of the lease is requires/ Living in a property owned by a relative does not constitute a tenant-landlord relationship for rental verification purposes.

Applicants must be at least 18 years of age. All occupants must be listed on the application and are subject to background checks.

Each applicant must provide current picture identification at the time of application.

If over permits pets, a deposit will be requires.

A Credit report must be processed on each applicant showing at least twenty-four month's credit history. The last twelve months are given most consideration in determining tenant's approval for rental property. Medical or voluntary repossession will be waived in determining acceptable credit.

The following Applicants will automatically be rejected:

- a) Anyone who has been evicted for cause by a prior landlord.
- b) Anyone who has been convicted of a felony, manufacture, possession and/or distribution of a controlled substance.

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Applicant's Signature.

ATTENTION APPLICANTS

PLEASE READ CAREFULLY

(Address of Property) \_\_\_\_\_

APPLICATION IS BEING MADE FOR THE PROPERTY IN ITS CURRENT CONDITION. NO WARRANTIES OR GUARANTEES ARE BEING MADE CONCERNING FUTURE CLEANING, PAINTING OR OTHER REPAIRS TO THE PROPERTY UNLESS SPECIFIED IN WRITING BY TENANT APPLICANT.

INFORMATION WILL BE VERIFIED. PLEASE INCLUDE ALL ZIP CODES. IF PRESENT ADDRESS IS LESS THAN TWO YEARS, FIVE PREVIOUS ADDRESSES AND TO WHOM RENT WAS PAID. WE MUST HAVE PHONE NUMBERS TO VERIFY RENTAL HISTORY.

MAKE CERTAIN THE APPLICATION IS SIGNED AND APPLICATION FEE WITH DEPOSIT IS ATTACHED.

APPLICATIONS WILL NOT BE PROCESSED UNTIL WE HAVE THE APPLICATION FEE. APPLICATION FEE MUST BE PAID BY CASH OR MONEY ORDER. AFTER APPROVAL, SECURITY DEPOSIT MUST BE BROUGHT INTO THE OFFICE AND LEASE SIGNED WITHIN 48 HOURS. PROPERTIES WILL NOT BE HELD FOR MORE THAN 48 HOURS WITHOUT SECURITY DEPOSIT AND A TENANT SIGNED LEASE.

IF YOU ARE BEING EVICTED OR CURRENTLY OWE RENT TO A LANDLORD, YOUR APPLICATION WILL BE DENIED.

IF YOU OR ANY CO-APPLICANT WITHDRAWS THIS APPLICATION OR NOTIFIES US THAT YOU HAVE CHANGED YOUR MIND ABOUT RENTING THIS PROPERTY FOR WHICH YOU APPLIED, WE ARE ENTITLED TO RETAIN ALL APPLICATION FEES AND SECURITY DEPOSITS AS LIQUIDATED DAMAGES AND THE PARTIES SHALL HAVE NO FURTHER OBLIGATION TO EACH OTHER, EXCEPT AS PROVIDED IN PROPERTY CODE SECTION 92.1031.

NO KEYS WILL BE GIVEN UNTIL RENT AND ALL DEPOSITS ARE MADE.

ALL PROPERTY MAINTENANCE WILL BE DONE DURING REGULAR BUSINESS HOURS ON MONDAY THRU FRIDAY. ONLY EXTREME EMERGENCIES WILL BE ASSIGNED AFTER HOURS AND ON THE WEEKENDS.

AS A CONSUMER, I HAVE BEEN MADE AWARE THAT I CANNOT RECEIVE A COPY OF THE CREDIT REPORT. THE SPECIFIC CONTENTS OF THE CREDIT REPORT CAN'T BE REVEALED TO ME BY THE AGENT OR ANYONE IN THE REAL ESTATE OFFICE. DISCLOSURE OF THE CREDIT REPORT IS THE LEGAL OBLIGATION OF THE CREDIT BUREAU.

Applicant's Signature

Date

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# Texas, United States, North America

