TEMTEX REALTY

254-899-8010

QUALIFYING CRITERIA

TO PROCESS APPLICATION-Incomplete applications will not be processed.

- Pay $50 nonrefundable fee – cash or money order accepted
- Submit proof of income-email a PDF to john@temtexrealty.com or have print out and submit with application.

INCOME & RENTAL HISTORY

- Monthly income 2 ½ times the rent
- Great rental history – fields must be legible & completely filled out

ANIMALS

- IF pets are approved on the property, there is a $500 nonrefundable pet fee. Some owners will ask for additional pet rent. Breeds that are restricted are Pitbulls, Staffordshire Terriers, Doberman Pinschers, Chows, Rottweilers, Presa Canarios, German Shepards, Great Dane, Akitas, Siberian Huskies, Wolf-hybrid and any mixes of these breeds.
- ESA – must submit proper documentation with application

APPLICATIONS MAY BE DENIED FOR THE FOLLOWING:

- Rental history with late payments, broken leases, eviction, outstanding balance owe to a landlord
- Charged off/collections for unpaid utility accounts, and cell phone
- Felony convictions for crimes against persons or property

IF APPLICATION IS APPROVED THE SECURITY DEPOSIT MUST BE PAID IN FULL WITHIN 24 HOURS

1210 South 31st Street, Temple, TX 76504

Received on _____ (date) at _____ (time)

TEXAS 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: $_____
Initial Lease Term Requested: _____ (*months*)

A. Applicant Identification:

Applicant's name (*as listed on proof of identification*) _____
Applicant's former last name (*if applicable*) _____
E-mail _____ Mobile Ph. _____
Work Ph. _____ Home Ph. _____
Do you consent to receiving text messages? ☐ yes ☐ no Soc. Sec. No. _____
Driver License/ID No. _____ in _____ (*state*) Date of Birth _____
Height _____ Weight _____ Eye Color _____ Hair Color _____

Are there co-applicants? ☐ yes ☐ no ***Note: If yes, each co-applicant must submit a separate application.***
Co-applicant's name _____ relationship _____
Co-applicant's name _____ relationship _____
Co-applicant's name _____ relationship _____

B. Property Condition:

Applicant ☐ has ☐ has not viewed the Property in-person prior to submitting this application.

Applicant is strongly encouraged to view the Property in-person 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: _____

C. Representation and Marketing:

Is Applicant represented by a REALTOR® or other agent? ☐ yes ☐ no
If yes, Name: _____
Company: _____
E-mail: _____ Phone Number: _____

Applicant was made aware of Property via:
☐ Sign ☐ Internet ☐ Other _____

D. Applicant Information:

Housing:

Applicant's Current Address: _____ Apt. No. _____
_____ (*city, state, zip*)
Landlord or Property Manager's Name: _____
Email: _____
Phone: _____
Move In Date: _____ Move Out Date: _____ Rent: $ _____
Reason for move: _____

Applicant's Previous Address: _____ Apt. No. _____
_____ (*city, state, zip*)
Landlord or Property Manager's Name: _____
Email: _____
Phone: _____
Move In Date: _____ Move Out Date: _____ Rent: $ _____
Reason for move: _____

Employment and Other Income:

Applicant's Current Employer: _____
Address: _____ (*street, city, state, zip*)
Employment Verification Contact: _____ 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*)
Employment Verification Contact: _____ Phone: _____
Fax: _____ E-mail: _____
Employed from _____ to _____ Gross Monthly Income: $ _____ Position: _____
Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.
Describe other income Applicant wants considered: _____

Emergency Contact: ***(Do not insert the name of an occupant or co-applicant.)***

Name and Relationship: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

E. Occupant Information:

Name all other persons that are not co-applicants who will occupy the Property:

Name: _____ Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____

F. Vehicle Information:

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

Type	Year	Make	Model	License Plate No./State	Mo. Payment

Note: State, local, and/or HOA ordinances may restrict your ability to park certain vehicles on the Property.

G. Animals:

Will any animals (dogs, cats, birds, reptiles, fish, other types of animals) be kept on the Property?
☐ yes ☐ no

If yes, list all animals to be kept on the Property:

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Bite History?	Rabies Shots Current?	Assistance Animal?
						☐Y ☐N	☐Y ☐N	☐Y ☐N	☐Y ☐N
						☐Y ☐N	☐Y ☐N	☐Y ☐N	☐Y ☐N
						☐Y ☐N	☐Y ☐N	☐Y ☐N	☐Y ☐N
						☐Y ☐N	☐Y ☐N	☐Y ☐N	☐Y ☐N

If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).

H. Additional Information:

Yes	No	
☐	☐	Will any waterbeds or water-filled furniture be on the Property?
☐	☐	Does anyone who will occupy the Property smoke or vape?
☐	☐	Will Applicant maintain renter's insurance?
☐	☐	Is Applicant or Applicant's spouse, even if separated, in military?
☐	☐	If yes, is the military person serving under orders limiting the military person's stay to one year or less?

Has Applicant ever:

Yes	No	
☐	☐	been evicted?
☐	☐	been asked to move out by a landlord?
☐	☐	breached a lease or rental agreement?
☐	☐	filed for bankruptcy?
☐	☐	lost property in a foreclosure?
☐	☐	been convicted of a crime? If yes, provide the location, year, and type of conviction below.
☐	☐	Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
☐	☐	Has applicant had *any* credit problems, slow-pays or delinquencies? If yes, provide more information below.
☐	☐	Is there additional information Applicant wants considered?

Additional comments: _____

I. Authorization:

Applicant authorizes Landlord and Landlord's authorized 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 $ 50 to TemTex Realty (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.

Notice: Pursuant to Texas Property Code Chapter 5, Subchapter H, certain buyers and renters may be prohibited from purchasing real property or entering into leases for one year or more. Buyers and renters who believe these restrictions may apply to them should consult an attorney before entering into the transaction.

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.
(4) Applicant is responsible for any costs associated with obtaining information.

Applicant's Signature	Date

For Landlord's Use:

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

_____

TEXAS REALTORS

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:

TemTex Realty *(name)*
1210 South 31st Street *(address)*
Temple, TX 76504 *(city, state, zip)*
254-899-8010 *(phone)* _____ *(fax)*
john@temtexrealty.com *(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.