



**IDENTIFICATION:** Valid current GOVERNMENT ISSUED photo ID documentation (driver's license, state ID, military ID, passport) is required. We will need a copy of this for our files and records. This will be required from any guarantor as well. No keys issued without a copy of the IDs required. No Exceptions.

**OCCUPANTS:** ONLY those who have been identified ON / IN the lease are authorized to live on the property and no others. Any person who moves into the property without our knowledge constitutes a violation of the lease and may subject your lease to being terminated and all who reside there being evicted. If you want to move someone into the property – they must complete an application and the lease modified to reflect current occupants. If this is ever the case – call us.

**DEPOSIT:** A security deposit equal to one month's rent is generally required on most all properties and this deposit will be refunded to you – within 30 days in whole or in part - after you have fulfilled the terms of the lease and leave the property in good condition - similar to that in which you found it. In the event of insufficient - none - or weak credit - additional security deposit funds (and/or a co-signor) may be negotiated to offset same. The security deposit is generally expected to be provided upon notification that your application has been accepted in order for us to take the property off the market. These funds need to be in cash, cashier's check, or money order form.

**FUNDS:** Application fees, security / pet deposits, first month's rent – in full - must be made in cash, cashier's check, bank check or money order ONLY. Thereafter, rent can be paid via cash, check, money order or online via debit, e-check or credit card. We do not accept credit or debit cards in the office or over the phone.

**FIRST COME / FIRST SERVED:** All properties are offered on a first come / first served basis to be fair to all parties. We do not discriminate against anyone for anything. Our sole interest is to lease our properties to qualified individuals or companies that have demonstrated their ability to pay the rent and take care of the property. Please complete your application and submit to us for review / processing / approval. The property will continue to be marketed and shown and applications accepted and received until the owner approves a prospect and the lease is entered into. Several agents are involved in showing our various properties at any given time. We fully subscribe and adhere to the US Fair Housing Act and the REALTOR Code of Ethics. We do not discriminate against anyone for any reason. All are treated fair and equal. The Fair Housing Act prohibits any discrimination on the basis of Sex, Sexual Orientation, Marital Status, Race, Creed, Religion, Age, Familial Status, Disability, Color, National Origin or any other protected class.

**UTILITIES:** In most cases - tenants are responsible for individually metered utilities (water, sewer, gas, electric, trash, phone, CATV). Some properties may charge a set monthly fee to offset the costs of such as water and/or sewer (ie: well and/or septic systems). In some cases - this may not be the case. Please inquire as to specifics for the property you are looking at. Once the lease is signed – effective as of the move in date - the Landlord will turn off any and all utilities and it will be up to you to have them turned on in your name. Utilities are required to be maintained during the lease term.

**AS IS:** Unless otherwise noted and agreed to - generally property is offered in an "as is" condition. Should you wish any specifics (modifications, repairs, etc.) please note these up front so the owner can consider same. The lease will contain stipulations as to what modifications, if any, are to be done by the landlord. Any modifications to the property you rent may be subject to you being required to restore the property to a condition similar to that at the time of your move in. Any damages may be deducted from your security deposit. Existing appliances are those that come with the property. In some cases a refrigerator, washer or dryer MAY be included and the owner may or may not remain responsible for the maintenance, repair and/or replacement of same. If so – such will be identified in the lease agreement.

**PETS/ANIMALS:** Some properties accept pets. Many do not. Inquire for the property you are interested in. A pet deposit will be required. Consideration will be on a property by property basis and based on type and size of pet relative to the property and the owner. Pet deposits (refundable) are generally \$350@ but will vary. Additional pets considered depending on the property and the #, size, type, breed, etc. involved. Large potentially vicious dog breeds – such as Pit Bulls, Dobermans, Rottweiler's, etc. will not be welcome due to potential damages, personal injury and increased liability. Please identify ANY pets or animals you have or need to have living with you on the property and the circumstances involved. Any ESA or Service Animal will require appropriate proof and documentation to support the status and the need. Regarding ESA and/or Service animals – we will be fully compliant with existing US Federal Laws pertaining to same.

Any pet or animal – any type/classification – to reside on the property MUST be verified through our pet screening service.

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[www.texasrealityteam.com](http://www.texasrealityteam.com)

The link that you will need to use to get your animal(s) registered with us is: [ppmc.petscreening.com](http://ppmc.petscreening.com). Any property found to have an unauthorized pet or animal onsite will be subject to an initial fine of \$250 and a daily fine of \$25 and subject to lease termination and charges for any pet / animal related clean up, maintenance, repairs. Pet or animal owners are responsible for cleaning up after their pet for any waste products in the yard or home.

**YARD SERVICE:** In most cases – involving single family homes – the tenant is responsible for yard service. For multi-family properties or condos and townhomes – typically this service is provided. If you wish to discuss or inquire about yard service or arrangements for a contract service – please do so. We have lawn services that can take care of the yard on a regular basis for reasonable fees. In most cases the City and/or Home Owners Association require regular yard maintenance to be performed to maintain the yard appropriately. Any yard service required to comply with City or HOA that we must arrange for to avoid a fine – we will charge your account.

**RENTAL PAYMENTS:** Rental payments are typically due on or before the first of the month. Typically, the rent will be considered to be late if not received by the 3<sup>rd</sup> to the 5<sup>th</sup> day of the month (see specific lease) at which time a late payment fee will be assessed. A late payment fee of \$25 to \$50 initially will be followed with a daily late fee until the full rent is received in good funds. Partial rent and/or NSF checks will not reduce the late payment and daily late fees. If you know you are going to be late – contact us. If we have not heard from you – and you are late – you can expect a notice to vacate for non-payment of rent. We take rent payment seriously. That is our job and what we are paid to do – collect rent.

**RENTER'S INSURANCE:** We STRONGLY recommend all our tenants obtain Renter's Insurance Coverage. This is a relatively cheap policy to protect you and your possessions in the event of any sort of damage from fire, flood, water leak, etc. Some properties may REQUIRE this coverage and we will so advise. Any property with a pet NEEDS this coverage due to increased liability issues with a pet or animal that lives in / on the property. We will need proof of such coverage.

**ONLINE PAYMENTS:** Arrangements can be made to pay the rent, deposit fees ONLINE – inquire to get this set up. Will require an e-mail address and an address. Any fees associated with payment online will be a tenant expense. This can only be done once you are a tenant and lease signed and initial up front funds have been paid. No exceptions.

**DISQUALIFICATIONS:** Any of the following by any applicant MAY be cause for disqualification: Any recent drug related convictions; any conviction or adjudication other than acquittal of a sex offense; any conviction or adjudication other than acquittal of a felony; any felony charge relative to child abuse, endangerment, or sexually related crime. Note – this is not absolute. We will review and consider situations based on circumstances and the time frames involved.

**USE:** Tenants may not use the property for or permit any activity which may be considered to be a nuisance, offensive, noisy or otherwise dangerous activities; repairs of any vehicles; parking on the lawn; any business activities; any activity that violates any provisions of any applicable city code or ordinance or any violation of any applicable HOA rule or violation of any State or Federal law. No illegal actions permitted such as illegal drugs – use or sale / distribution.

**SMOKING:** All our properties are deemed to be “Non-Smoking”. Any smoking inside the premises may or will result in lease termination and/or additional clean up, deodorizing charges as may be required at TENANT expense. These MAY be substantial and include maid service, carpet cleaning, duct cleaning, painting, etc.

**DRUG USE:** Any use of any illegal drugs in any means or manner – use, sale, distribution – will not be tolerated and we will fully cooperate with any law enforcement agent appropriate as well as take steps to evict all occupants for any such action.

**SPECIAL NEEDS / REQUESTS:** Do you have any special needs or requests we need to consider?

**QUESTIONS:** If you have any questions, would like to review a copy of the lease agreement, etc. – just let us know. We thank you for your interest in our properties and look forward to having you as a tenant. FYI – we may – or may not be managing the property you are applying for.

**PRIVACY:** Any and all information received and collected from you and other sources for the approval or denial of your application will be kept confidential and for our use only. It is not kept in any form or format that would be accessible by anyone and we do not provide this information to ANY ONE for any reason without your EXPRESS approval.

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[www.texasrealtyteam.com](http://www.texasrealtyteam.com)

AFFIRMATION BY APPLICANT(S)

I / we affirm that I / we have read the application, lease agreement and all related documents thereto and that I / we understand all the terms and conditions and all applicable fees and charges.

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

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

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

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

4-15-2021

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### 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)

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 \_\_\_\_\_ (name) \_\_\_\_\_ (phone) \_\_\_\_\_ (e-mail)  
 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)

Landlord or Property Manager's Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Date Moved-In \_\_\_\_\_ Move-Out Date \_\_\_\_\_ 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 Plate No./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?	Bite History?
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
						<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

Yes No

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Will any waterbeds or water-filled furniture be on the Property?

Does anyone who will occupy the Property smoke?

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:

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

been evicted?

been asked to move out by a landlord?

breached a lease or rental agreement?

filed for bankruptcy?

lost property in a foreclosure?

had any credit problems, including any outstanding debt (e.g., student loans or medical bills), slow-pays or delinquencies?

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

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.

<input type="checkbox"/>	<input type="checkbox"/>
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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 \$ 35 each adult to Property Pros Management Co. (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: \_\_\_\_\_



**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:

\_\_\_\_\_ **Property Pros Management Co. - Chris Rosprim** \_\_\_\_\_ (name)  
\_\_\_\_\_ **2434 Lillian Miller Parkway** \_\_\_\_\_ (address)  
\_\_\_\_\_ **Denton, TX 76205** \_\_\_\_\_ (city, state, zip)  
\_\_\_\_\_ **(940)243-4000** \_\_\_\_\_ (phone) \_\_\_\_\_ **(940)382-9826** \_\_\_\_\_ (fax)  
\_\_\_\_\_ **chris@texasrealtyteam.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.*