

RPM HOUSTON

LEASING GUIDELINES and CHECKLIST

Thank you for choosing a Real Property Management-Houston home to lease. This packet **must be completed in its entirety**. Sign and return to our office [email address] or Randy Standly [phone number].

Texas Real Estate Commission requires that we disclose to you Information About Brokerage Services, which states Real Property Management "RPM" Houston is a licensed Broker in the State of Texas and has signed a written contract with the owner to fully represent them (Agent for Owner) in all business dealings as they pertain to the rental property you are applying to lease. Please contact a Realtor if you have any questions about your rights concerning the lease of this property. Please see "*Information About Brokerage Services*" for full details concerning Brokerage Services.

Application Checklist - ALL required documents MUST be submitted

- _____ Application for each person over the age of 18
- _____ Move-in date should be no more than 15-20 days
- _____ Photo ID (Each person 18 yrs. and older living in the property)
- _____ \$45.00 Application Fee, per person
- _____ Proof of Income - 2 current Months
- _____ Credit card photo of front and back, if you are using the credit card authorization form.
(a copy of valid ID must match credit card holder)
- _____ Current shot records and photo of pet if applicable

Requirements in order to proceed with the application of a RPM rental property:

1. All occupants 18 years of age and older must fill out an application.
2. Each occupant over 18 years of age must provide a valid photo I.D.
3. You must specify your preferred actual move in date on your application. We do not accept "ASAP".
4. Applications are to be submitted with a \$45.00 application fee per occupant 18 or over. Applications will not be processed until the application fee is paid. The application fee is non-refundable. ***Application fees may be paid by money order, cashier's check, or credit card authorization. (NO personal checks or cash accepted)**
5. RPM will run a background check on each applicant, which includes credit and criminal history, current and previous employment, and previous tenant history. This process can take 2-3 business days, if accurate information is provided.
6. If you are self-employed, most recent tax return and 3 month's of most recent personal bank statements will need to be submitted.
7. Provide documentation for all income to be considered in application, i.e. Child Support, Social Security, etc.
8. If you have a pet(s), you must submit a picture and description of breed(s) with application. An additional increase to security deposit is required for each pet.

Approval Process:

1. In order to be approved for the rental, the following items will be verified and approved:
 - a. Approved credit and criminal background checks
 - b. Approved previous and current employment & income
 - c. Approved tenant history
2. You will be notified of approval or denial. If you are denied, you will be mailed a notice allowing you to receive a copy of your credit report at no charge.
3. The lease agreement will be signed and explained in detail.
4. You are required to setup your utilities 5 business days prior to move-in. A copy of the utility confirmation numbers are to be submitted to our office.
5. Please note, the rental property stays on the market and will continue to be shown until all funds are paid and the lease has been executed.

ALL PERSONS WILL BE TREATED FAIRLY AND EQUALLY WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN, OR SOURCE OF INCOME.

Real Property Management Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria is being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

1. **Current Income:** Landlord may ask for verification of income as stated on the Lease Application. Based upon the rent rate, the Landlord may require verifiable, sufficient income to lease the property to you. (i.e., paystubs, bank statements and or tax returns)
2. **Credit History:** Landlord will obtain a Credit Report and verify your credit history and the Landlord's decision to lease the property may be based upon information obtained from this report.
3. **Criminal History:** Landlord will obtain a criminal history check on all applicants 18 years of age and older who are applying for the property. Landlord's decision to lease property may be influenced by criminal activity.
4. **Rental History:** Landlord will contact and confirm your previous rental history. Landlord's decision to lease you the property may be influenced by the information provided to us by your previous landlord.
5. **Applicant Information Must be Factual:** Failure to provide accurate information on the application will be considered by Landlord when making the decision to lease the Property.
6. **General:** Landlord may have specific criteria that pertains to a specific unit. This will be given to the applicant if it pertains to the home they are inquiring about.
7. **Approval Criteria:** The following items may negatively affect your application approval:
 - Incomplete Rental History, Evictions, Insufficient Income, Convicted Sex Offender, Drug Convictions including Intent to Sell, Credit Score, Domestic Violence Convictions, Previous offenses against Landlords, and/or Bankruptcy

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant Signature: _____

Date: _____

This form must be signed, dated, and returned by each applicant along with the completed application.

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RESIDENTIAL LEASE APPLICATION

Property Address _____ City _____ Zip _____

Anticipated Move in Date _____ Monthly Rent \$ _____ Security Deposit \$ _____

Applicant referred by: Realtor _____ Sign _____ Internet _____

Realtor's E-mail _____ Realtor's phone _____

Applicant's Name (first, middle, last) _____

Applicant's Former Last Name (maiden or married) _____

Email _____ Home Phone _____ Cell _____ Work _____

Social Security _____ Drivers License _____ Date of Birth ____/____/____

U.S. Citizen _____ Documentation from the Bureau of Citizenship and Immigration _____

Emergency Contact Information: Name _____ Phone _____

Address _____ Email _____ Relationship _____

List all occupants that will occupy the property:

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Applicant's Current Address _____ City _____ Zip _____

Landlord's Name _____ Email _____

Phone *home*: _____ *work*: _____ *cell*: _____ *fax*: _____

Date of Move-In _____ Date of Move-Out _____ Rent \$ _____

Reason for Leaving _____

Applicant's Previous Address _____ City _____ Zip _____
 Landlord's Name _____ Email _____
 Phone *home:* _____ *work:* _____ *cell:* _____ *fax:* _____
 Date of Move-In _____ Date of Move-Out _____ Rent \$ _____
 Reason for Leaving _____

Applicant's Current Employer _____

Supervisor's Name _____ Phone _____ Fax _____

Start Date _____ Gross Monthly Income \$ _____ Position _____

**Note: If self-employed most recent tax return and 3 month's of most recent personal bank statements will need to be submitted.*

Applicant's Previous Employer _____

Supervisor's Name _____ Phone _____ Fax _____ Start Date _____

End Date _____ Gross Monthly Income \$ _____ Position _____

**Note: If self-employed, Landlord may require one or more previous year's tax return and/or banking information.*

List all vehicles to be parked on the property:

Year _____ Make _____ Model _____ License Plate _____

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List all pets to be kept on the property (dogs, cats, birds, reptiles, fish, or other pets). **We do not accept** "mutt" or "mixed" as a breed description. **We do not accept** breeds commonly associated as aggressive. Applicants must submit a picture of all pets with application.

Name: _____ Breed: _____ Weight _____ Age: _____ Color: _____ All shots current: Yes ___ No ___

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**AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE
APPLICANT**

I, _____ (Applicant) have submitted an application to lease the property
located at _____.

The Landlord's Agent is Real Property Management located at 15715 Tuckerton Rd, Houston, TX 77095 The
contact information is: Phone 713.830.1888, Fax 281.727.0347

Acknowledgements & Representation:

- (1) I had the opportunity to review the Landlord's Agent tenant selection criteria, which is included in this application packet or available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.
- (2) I understand 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 me in breach of any lease I may sign.
- (3) I represent that the statements in this application are true and complete.

I hereby give my permission:

- (1) To my current and former employers to release my information about my employment history and income history to Real Property Management.
- (2) To my current and former landlords to release any information about my rental history to Real Property Management.
- (3) To my bank to provide a verification of funds I have on deposit to Real Property Management.
- (4) To Real Property Management to obtain a copy of my consumer credit and criminal report from any consumer reporting agency and to obtain background information about me.

Applicant _____ Date _____

Real Property Management _____ Date _____

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FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN, OR SOURCE OF INCOME.**

Credit Card Payment Authorization Form

This Form Excludes Any Rental Payments

Transaction amount: \$ _____ Payment type: _____
(Please do not include the transaction fee) (Ex. Application fee)

Card Number: _____ (Visa or MasterCard)

Card Expiration Date: ____ / 20 ____

CVV2 Number: _____
(3 digits on back of credit card)

Cardholder's Information:

First Name: _____

Last Name: _____

Resident's Information:

First Name: _____

Last Name: _____

Billing Information (address where statement is mailed):

Address: _____

City: _____

State: ____ Zip/Postal Code: _____

*A copy of the front and back of card must be submitted with this form in order to be processed.

I agree to the charges detailed above and I understand that each payment through Real Property Management will incur a \$4.00 fee. I will not dispute this charge.

Cardholder Signature: _____

Property Management Use Only

Property Address: _____

Property City: _____ State: ____ ZIP/Postal Code: _____

**Submit in person to 15715 Tuckerton Rd. Houston TX 77095 or email to
Randy@HoustonRPM.com**