

Carl Bradley, Broker  
Eagle, Realtors



281-642-4211

CarlAndGail@Eaglere.com



**APPLYING FOR A LEASE WITH CARL BRADLEY OF EAGLE REALTORS**

**You must follow these instructions to have your lease considered. Please PRINT in LARGE BLOCK LETTERS. Must be legible to be considered**

\_\_\_\_\_ Dated \_\_\_\_\_  
**Name and Phone number and email of your real estate agent. All Applicants over age 18 must complete. Use a separate sheet if more than 2**

<u>Applicant #1 Full name (above)</u>	<u>Date of Birth</u>
<u>Applicant #1 SS Number</u>	<u>Drivers License # -State</u>
<u>Applicant #1 Email</u>	<u>Applicant #1 Cell Phone</u>
<u>Applicant # 2 Full name (above)</u>	<u>Date of Birth</u>
<u>Applicant #2 SS Number</u>	<u>Drivers License # -State</u>
<u>Applicant #2 Email (Must have separate Emails)</u>	<u>Applicant #2 Cell Phone</u>
<u>Address, City State Zip</u>	

**The Applicant must respond back to an email giving us permission to pull their credit report. Each applicant must have a separate email address that is legible.**

Carl Bradley, Broker  
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## We perform a Credit Report, Civil and Criminal Background Check

**We will find out about it, if you have a problem, disclose it and give us a reason why we should not reject the application so that we can consider your application. If you don't disclose it, you may be rejected.**

**Have you seen the home from the inside** **Circle One** **YES** **NO**

**Do you accept the home in its present condition:                      Circle One   YES   NO**

**Property address you want to lease** \_\_\_\_\_

**Date of preferred move-in** \_\_\_\_\_

**Do you have any Pets? if so what kind ?**\_\_\_\_\_

1. We must have a separate TAR Lease application on each person over 18 even if they don't have a job or are in school or a parent living with you.
2. Please make sure it is complete and legible. PLEASE PRINT LIKE A 3rd GRADER SO I CAN READ IT..... IF I CAN'T READ IT I CAN'T PROCESS IT.  
A **\$50.00 Non Refundable application fee per adult**, must be submitted before we can consider a lease application. This fee is for processing the application. If we have already received an acceptable offer, we will notify you and refund the fee thru Pay Pal.
3. To Pay the fee go to [www.PAYPal.com](http://www.PAYPal.com) and click on send money. If you pay by check on PayPal it takes several days to clear, we will not Process the app until, it clears.
4. Once you have sent the following:
  - A. Application Fee,
  - B. The Applications
  - C. Clear Color Close-Up Photo of Drivers license (Photo taken with Phone is OK)
  - D. Clear Color Close-Up Photo of the Social Security Card
  - E. Clear Copies of Green Cards (If Applicable) (Photo taken with Phone is OK)
  - F. Also we need 2 months of Pay stubs, if self employed 2 years of TAX returns.
  - G. Page 1 of this form by email please text me as I may be out of the office.

5. If pets are allowed per the MLS listing. If you have a pet you must have a current vaccination record showing up to date on Rabies shots, and we also require the Vet

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## Carl Bradley, Broker Eagle, Realtors

records to show the breed. We will call the Vets office to confirm. We also require a current photo of the animal with its name written on the photo. There is a large list of non-acceptable dogs, such as Pit-Bulls, Rottweiler, Boxers, German Sheppard, Chows, Great Danes, and any breed considered an aggressive breed by the owners Insurance Company.

Once we have an acceptable Tenant we change the MLS to Pending. If it is active please show the home and send us your application for consideration. Please enclose a Legible copy all of the above for your application to be considered.

**THIS LANDLORD DOES NOT ACCEPT SECTION 8 nor ANY VOUCHERS FOR RENT PAYMENTS. We do NOT accept any tenant that has an eviction, broken lease or a landlord judgment under any circumstances.**

No aggressive dog breeds. (Insurance Rules)

Credit Issues: If you know of a problem that will show up, please include a separate sheet with a detail explanation. We must have this in writing for our files not a verbal from anyone.

**I prepare the lease you do not have to.**

**Our PayPal Account name is: CarlB@EagleRe.com**

Just go to PayPal.com and click on send at the top of the page. . Please email the application, this form, all of the above requirements in one PDF File. Do not send 20 separate PDF's or JPG's it will not be processed. Good clean color photos of ID's should be attached to the email. If you having a problem call me at 281-642-4211

In any email please include the address of the home in the subject line, along with your clients last name, and your name as Agent. See the example below:

RE: App: 1234 Apple St, Katy, Tenant, Wilson & Jones, Agent Susy Smith 713-222-1234

**In the body of the email make sure I have all of your contact info.**

If we approve your client, we will contact you within 48 hours, if you have not heard back from us in that time period, please review the info you sent us to make sure you complied with all of the requirements and that the fee was sent by PayPal as requested. By Federal and State Laws we, nor you as their agent can NOT share credit information or reports with either the Real Estate Agent, Broker or your clients, So do not ask.

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**The following items are not allowed in  
any of our rental homes at any time:**

**No Above Ground Pools**

**NO Trampolines**

**NO Basket Ball Goals of any kind**

**NO Trailers, boats or RV's that are parked on or in the lot and visible  
from the street in front of the home**

**NO Home Operated businesses that do or could be a nuisance to the  
neighbors or neighborhood**

**NO conduct that is a violation of the subdivision Deed Restrictions**

**NO commercial type vehicles are allowed unless authorized in the  
lease in advance.**

**NO ANIMALS OF ANY KIND NOT SPECIFICALLY AUTHORIZED IN  
WRITING UNDER THE LEASE AGREEMENT, A VIOLATION OF THIS IS  
CAUSE FOR IMMEDIATE EVICTION AND FINES AND PENALTIES AS  
CALLED FOR IN THE LEASE AGREEMENT.**

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credit report. Each applicant must have a separate email address that is legible.**



# TEXAS ASSOCIATION OF REALTORS® RESIDENTIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc. 2014

**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 \_\_\_\_\_ (name) \_\_\_\_\_ (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 \_\_\_\_\_ 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/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

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:  
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?  
been convicted of a crime?  
Is any occupant a registered sex offender?  
Are there any criminal matters pending against any occupant?  
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 \_\_\_\_\_, \_\_\_\_\_ a \_\_\_\_\_ (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®

**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:

<b>Carl Bradley of Eagle, Realtors</b>	(name)
<b>6042 FM 2920 Suite 432</b>	(address)
<b>Spring tEXAS 77379</b>	(city, state, zip)
<b>(281)642-4211</b>	(phone)
<b>CarlAndGail@EagleRe.com</b>	(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.*





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: \$ \_\_\_\_\_

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

Applicant was referred to Landlord by:

☐ Real estate agent \_\_\_\_\_ (name) \_\_\_\_\_ (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 \_\_\_\_\_ 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: \_\_\_\_\_

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Type	Year	Make	Model	License/State	Mo.Pymnt.

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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

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?

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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?

been convicted of a crime?

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

Is any occupant a registered sex offender?

Are there any criminal matters pending against any occupant?

Is there additional information Applicant wants considered?

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

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

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- (3) Applicant represents that the statements in this application are true and complete.

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

*For Landlord's Use:*

On \_\_\_\_\_, \_\_\_\_\_ a \_\_\_\_\_ (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®

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I, \_\_\_\_\_ (Applicant), have submitted an application  
to lease a property located at \_\_\_\_\_  
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The landlord, broker, or landlord's representative is:

<b>Carl Bradley of Eagle, Realtors</b>	(name)
<b>6042 FM 2920 Suite 432</b>	(address)
<b>Spring tEXAS 77379</b>	(city, state, zip)
<b>(281)642-4211</b>	(phone)
<b>CarlAndGail@EagleRe.com</b>	(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

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