



### RESIDENTIAL LEASE APPLICATION

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

Property Address: 491 Mesquite, Livingston, TX 77351

Anticipated: Move-in Date: \_\_\_\_\_ Monthly Rent: \$1,300.00 Security Deposit: \$1,300.00

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 \_\_\_\_\_ (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: \_\_\_\_\_  
 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  |   | Bite History?   |
|--------------|------|-------|--------|-------------|--------|---|---|---|---|---|
|              |      |       |        |             |        |   |   | Shots   | Current?  |   |
|              |      |       |        |             |        | <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 | <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"/> | <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? 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.
- Is there additional information Applicant wants considered?

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: \_\_\_\_\_



**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 491 Mesquite  
Livingston, TX 77351 \_\_\_\_\_ (address, city, state, zip).

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

Amy Courtney \_\_\_\_\_ (name)  
2200 North FM 3083 West \_\_\_\_\_ (address)  
Conroe, Texas 77304 \_\_\_\_\_ (city, state, zip)  
(985)317-4944 \_\_\_\_\_ (phone) \_\_\_\_\_ (fax)  
amycourtney@kw.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.*



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                              |                               |                                |
|--|------------------------------|-------------------------------|--------------------------------|
| <u>Keller Williams Advantage Realty</u><br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | <u>476640</u><br>License No. | <u>klrw41@kw.com</u><br>Email | <u>(936) 525-3200</u><br>Phone |
|--|------------------------------|-------------------------------|--------------------------------|

|   |                              |                               |                                |
|---|------------------------------|-------------------------------|--------------------------------|
| <u>Ruth Porter Smith</u><br>Designated Broker of Firm | <u>264105</u><br>License No. | <u>klrw41@kw.com</u><br>Email | <u>(936) 525-3209</u><br>Phone |
|---|------------------------------|-------------------------------|--------------------------------|

|  |                              |   |                                |
|--|------------------------------|---|--------------------------------|
| <u>Matthew Kane West</u><br>Licensed Supervisor of Sales Agent/<br>Associate | <u>502655</u><br>License No. | <u>mkwest@consolidated.net</u><br>Email | <u>(936) 441-8000</u><br>Phone |
|--|------------------------------|---|--------------------------------|

|   |                              |                                    |                              |
|---|------------------------------|------------------------------------|------------------------------|
| <u>Amy Courtney</u><br>Sales Agent/Associate's Name | <u>734244</u><br>License No. | <u>amycourtney@kw.com</u><br>Email | <u>985-317-4944</u><br>Phone |
|---|------------------------------|------------------------------------|------------------------------|

|                              |                   |                   |                   |
|------------------------------|-------------------|-------------------|-------------------|
| <u>          </u>            | <u>          </u> | <u>          </u> | <u>          </u> |
| Buyer/Tenant/Seller/Landlord | Initials          | Date              |                   |



### WIRE FRAUD WARNING

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## Buyers and Sellers Beware: Criminals are targeting real estate transactions. Don't be a victim of wire fraud.

**What is wire fraud and how does it occur?** Criminals are targeting real estate transactions by gaining access to electronic communications or sending emails that appear to be from a real estate agent, a title company, a lender, or another trusted source. These fraudulent emails seem legitimate and direct you to wire funds to a fraudulent account. Once you wire funds to the fraudulent account, your money is gone.

**How can you protect yourself from wire fraud?** You should not send personal information, such as bank account numbers or other financial information, via email or other unsecured electronic communication.

If you receive any electronic communication regarding wiring instructions, even if the communication appears to come from a legitimate source, you should verify the communication's authenticity prior to the transfer of funds in person or via phone call using a recognized phone number that is not found in the communication.

**Notice: This brokerage will never use any electronic communications, such as email, text messages, or social media messages, to ask you to wire funds or provide personal information.**

**If you think you are being targeted in a wire fraud scam, immediately notify law enforcement, your lender, the title company, and your agent.**

This form was provided by:

By signing below I acknowledge that I received, read, and understand this information and notice.

Keller Williams Advantage Realty - Amy Courtney  
\_\_\_\_\_  
Broker's Printed Name

*Steven A Schiemann* dotloop verified  
03/30/21 12:59 PM CDT  
RRCO-OJEQ-OQBM-7XC0  
 Seller  Buyer Date

By: *Amy Courtney* dotloop verified  
03/30/21 12:52 PM CDT  
\_\_\_\_\_  
Broker's Associate's Signature Date

\_\_\_\_\_  
 Seller  Buyer Date

## FLOOD AND RISING WATER ADDENDUM

### NOTICE TO BUYERS IN HARRIS COUNTY, MONTGOMERY COUNTY, AND SURROUNDING COUNTIES:

**There is no guaranty that a property located in Harris County, Montgomery County and surrounding counties will not have a problem with flooding, storm runoff, rising water, or other unexpected storm-related events. These storm-related events can be devastating. Therefore, Buyers/ Tenants are advised to check with your insurance agent about obtaining flood insurance for the property.**

Broker and agents further recommend and advise the Buyer(s) when purchasing a property to investigate whether the property is located in a flood zone by reviewing of the Seller's surveys and conducting research with the county drainage and flood control district. Please be aware that even when a property is located outside a flood zone, the possibilities of flooding, storm runoff, and rising water due to acts of God and other storm-related events still exist. Broker and its agents in no manner warrant or represent that any specific property in Harris County, Montgomery County, or any surrounding county will not be subject to flash flooding, rising water, storm runoff, drainage district releases, and/or flooding.

*I/ We, the BUYER(S) / TENANT(S) before signing below, affirm and represent that I/ we have personally read and understood this Notice and I/we will do my/our due diligence and research the availability of flood insurance and any applicable flood zones pertaining to this property.*

491 Mesquite, Livingston, TX 77351

Property Address

Buyer/ Tenant

Date

Buyer/ Tenant

Date

*Steven A Schiemann*

dotloop verified  
03/30/21 12:59 PM  
CDF  
SLVY-HIX2-LSG3-UIDL

Seller/ Landlord

Date

Seller/ Landlord

Date