

APPLICATION INSTRUCTIONS AND REQUIREMENTS

Property Address: 1702 Olive St Baytown, TX 77520

Application

Tenants will use MySmartMove.com to complete application and check credit and references.

All occupants over the age of 18 need to complete a Lease Application. Please send us the email address of each applicant over 18. MySmartmove.com will send them the link to apply. Tenant is to pay application fee directly to MySmartmove. Fee \$41.99 each applicant over 18.

No prior Felonies and no prior Evictions accepted.

Rental Requirements:

Before any application is reviewed; we must have the following from each primary tenant. We cannot begin the background check process without the following

Rental Application (required of any primary tenant over the age of 18)

Clear copy of Driver's license and Social Security Card of each applicant.

W2 forms for the past 1 year for each applicant.

One month worth of Check Stubs (If Paid biweekly 2 check stubs. If paid weekly 4 Check Stubs)

Last 3 bank statements if self-employed : Bank statements need to show deposits accumulated to 3X the rent per month or add all deposits and divide by 3.

SSI Award – (If applicable)

Child support court letter – (We only consider court order child support)

Notarized letters are NOT acceptable as proof of income.

DEPOSIT DISCLOSURE NEEDS TO BE INITIALIZED, DATED AND SIGNED

PET FEE IS \$300 EACH (Case by Case). PET FEE IS NOT REFUNDABLE

PET RENT FEE \$35.00 PER MONTH PER PET.

HOME DEPOSIT IS EQUAL TO RENT AMOUNT – DEPOSIT IS DUE UPON APPROVAL

WE'LL SEND A LINK TO PAYYOURRENT.COM TO PAY DEPOSIT.

SCAN AND EMAIL BACK IN PDF FORMAT TO: STARRVALLEY@HOMEVESTORS.COM

STARRVALLEY PROPERTIES, LLC

WHAT WE LOOK FOR:

- 1. RENTAL HISTORY – NEED GOOD RENTAL HISTORY*
- 2. CREDIT HISTORY (SPECIFIC SCORE NOT REQUIRED)*
 - a. Utility Collections (cell, electric, cable etc.*
 - b. Judgements*
 - c. Patterns*
 - d. Medical and Student loan collections will be case by case.*
- 3. CRIMINAL BACKGROUND – No Felonies*
- 4. MINIMUM GROSS INCOME REQUIRED IS 3X THE RENT AMOUNT*
- 5. WORK HISTORY – NEED 5 YEARS TOTAL WORK HISTORY (CASE BY CASE)*

StarrValley Properties, LLC

281-202-8609

starrvalley@homevestors.com

STARRVALLEY PROPERTIES, LLC

8815 BLUEHAW MEADOW LN KATY, TX 77494

PH: (281) 202-8609 STARRVALLEY@HOMEVESTORS.COM

DEPOSIT DISCLOSURE

DEPOSIT IS DUE ONCE APPROVED – WE NEED THIS FORM ON FILE WITH THE APPLICATION

MOVE IN DATE: _____

Applicant(s) Name: _____

Current Address: _____

Cell Number: _____ Home Number: _____

E-Mail: _____

The applicant agrees to rent housing accommodations located at:

1702 Olive St Baytown, TX 77520

If applicant is approved and fails to sign the rental agreement, fails to provide additional funds required or fails to provide additional documentation required or does not take occupancy on the schedule move in date, deposit will NOT be refunded to the applicant _____ (Initials)

Application Fee is NOT refundable once application is processed _____ (Initials)

Date _____

Applicant Signature: _____ Applicant Signature: _____



RESIDENTIAL LEASE APPLICATION

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

Property Address: **1702 Olive St, Baytown, TX 77520**
Anticipated: Move-in Date: _____ Monthly Rent: \$ **1,550.00** Security Deposit: \$ **1,550.00**
Initial Lease Term Requested: **12** (months)

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:

_____.

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 _____

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

Name and Relationship: _____
Address: _____
City: _____ State: _____ Zip Code: _____
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: _____

Residential Lease Application concerning 1702 Olive St, Baytown, TX 77520

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)
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: _____

List all vehicles to be parked on the Property:

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

Will any animals (dogs, cats, birds, reptiles, fish, and other 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?
						<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

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

<u>Yes</u>	<u>No</u>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" 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?

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

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?
 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.
 had any credit problems, slow-pays or delinquencies? If yes, provide more information 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 \$ 40.00 to mysmartmove.com (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.
- (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 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 1702 Olive St, Baytown, TX 77520 (address, city, state, zip).

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

<u>Starrvalley Properties, LLC</u>	(name)
<u>8815 Bluehaw Meadow Ln</u>	(address)
<u>Katy, TX 77494</u>	(city, state, zip)
<u>(281)202-8609</u> (phone)	(fax)
<u>starrvalley@homevestors.com</u>	(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.



ADDENDUM TO LEASE AGREEMENT
TENANT AGREEMENT OF LANDLORD'S POLICIES

1. TENANT UNDERSTANDS THAT RENT IS DUE ON THE FIRST OF THE MONTH AND LATE AFTER THE THIRD. IF THE RENT IS NOT RECEIVED BY THE THIRD, EVICTION PROCEEDINGS MAY BEGIN.
2. TENANT AGREES NOT TO HAVE A TRAMPOLINE OR ABOVE GROUND POOL ON THE PROPERTY.
3. TENANT UNDERSTANDS THAT INSPECTIONS MAY BE DONE ON THE PROPERTY THROUGHOUT THE TERM OF THE LEASE.
4. TENANT IS NOT TO MODIFY OR PAINT THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM PROPERTY OWNER.
5. TENANT TO TAKE CARE THAT EXCESSIVE OIL STAINS ARE NOT ON THE DRIVEWAY OR GARAGE FLOORS.
6. TENANT AGREES TO CHANGE AIR FILTERS EVERY MONTH. MANAGEMENT STRONGLY RECOMMENDS THAT THE RESIDENT REPLACE EACH FILTER ON A MONTHLY BASIS FOR BETTER AIR QUALITY AND SYSTEM FUNTIONALITY.
7. TENANT HAS VIEWED THE PROPERTY AND ACCEPTS THE PROPERTY IN "AS IS" CONDITION WITH THE EXCEPTION OF ANY NEGOTIATED AND APPROVED REPAIRS ON THE APPLICATION.
8. TENANT IS RESPONSIBLE FOR THE FIRST \$100 OF EACH MAINTANCE REPAIR EXCEPT THOSE STATED IN THE LEASE AS SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
9. TENANTS ARE RESPONSIBLE FOR SMOKE DECTECTOR BATTERY REPLACEMENT AND AGREE TO NOTIFY LANDLORD IF A SMOKE DECTECTOR IS DEFECTIVE. IF IT IS FOUND DURING ANY INSPECTION THAT BATTERIES ARE INOPERABLE OR MISSING, TENANT WILL BE CHARGED \$10 FOR EACH REPLACEMENT. IF SMOKE DETECTORS ARE REMOVED BY THE TENANT FOR ANY REASON, TENANT WILL BE CHARGED \$35 FOR EACH SMOKE DETECTOR REPLACEMENT.

BY SIGNING BELOW, TENANT AGREES THAT THIS ADDENDUM BECOMES PART OF THE LEASE AGREEMENT.

TENANT

DATE

TENANT

DATE



STARRVALLEY PROPERTIES, LLC BY: MIKE FOREMAN

DEPOSIT DISCLOSURE

If applicant fails to sign the rental agreement, fails to provide additional funds required (rent, pet deposit, etc), or does not take occupancy on the scheduled move in date, deposit will NOT be refunded to the applicant.

Deposit is refunded within 30 days AFTER tenant moves out: if no damage is done to the property and tenant gives 60 day notice in writing to landlord of move out date.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Tenant: _____ Date: _____

MINIMUM CHARGES RESIDENTS WILL BE BILLED IF DAMAGES

This list is an addendum to the move-in inspection form. It is provided at move-in and move-out so you are aware of the cost of property damage, If damages occur during your tenancy, these are the estimated minimum charges which you will be billed at time of occurrence, if we have to have someone do the work. Hopefully, you can avoid these expenses and do what is necessary to properly maintain the property and get all your deposit back.

Cleaning/Upkeep (per occurrence if damages occur during tenancy and we have to correct them)

General cleaning of the entire house	\$25 per room
Additional extensive cleaning needed	\$75 to \$100
Appliances - Refrigerator / Stove / Oven appliance	\$35 per
Carpet cleaning and/or Deodorizing	\$75 per room
Extensive carpet cleaning due to animals	\$150
Yard Upkeep / Mowing	\$50 per occurrence

Damages

Remove crayon marks	\$25
Small hole repairs	\$25 per room
Repair large drywall hole	\$60 per hole
Replace interior/exterior door	\$75 / \$250
Replace sliding glass door	\$150
Replace faucets	\$50
Replace bathroom mirror or cabinet	\$50 - \$75
Replace Shower heads	\$25

Replace toilet	\$175
Replace garbage disposer	\$150
Replace countertop	\$250
Repair window pane	\$150 to \$200
Replace blinds/screens	\$25 per set
Replace Tile/linoleum	\$150
Replace/repair dishwasher	\$175
Replace hardwood refinishing	\$175 per room
Repair chip in porcelain fixtures	\$50
Missing Items	
Light fixture globe	\$15
Light fixture	\$50
Replace key/deadbolt lock (lost key)	\$35
Replace shower curtain, rod or towel bar	\$25
Replace refrigerator or oven shelves	\$25 per
Additional Charges	
Painting of home/apartment needed	\$100 per room
Touch up painting required only for select markings	\$50 per room
Extensive painting/prep because of smoking	\$150
Replace smoke detector	\$35
Replace doorbell or mailbox	\$35
Remove junk, large items or debris left in home	\$75

Fumigate for fleas \$150

Replace thermostat \$75

Clear toilet or drain stoppage \$75

Resident agrees that subject to the conditions above, the deposit will be refunded in full within 30 days after vacating premises. It's understood that the above amounts are minimal charges.

Resident(s): _____

Date: _____