

Before you begin the application, please read through the information below. The application fee is NON-REFUNDABLE.

If there are multiple applications at one time, each application will be first pre-screened by listing agent and then presented to the Landlord. If important, you will want to double check any room measurements, specific schools and if specific utilities are provided to the property prior to completing the pre-screening application.

Information must be clear and concise and all documentation must be attached to the application. Please make sure you include names, phone numbers, emails and any other contact information for us to verify residency and employment.

Please take special note on requirements regarding income verification.

There is a NON-REFUNDABLE pet fee (noted in listing) per approved pet. The fee is waived for all service animals and ESA's.

Application fee:

The application fee, as outlined in the listing, must be paid online at the time your application is submitted. Failure to pay the application fee will result in automatic decline. The application fee is NON-REFUNDABLE once submitted.

When applying to rent a property, there are certain guidelines most landlords will look at. However, every landlord is different but these are general guidelines in which many landlords will base their decision.

## Tenant Selection Criteria:

### 1. Rental History:

Last two places of residency history must be provided in order to process your application. If you rented, Landlord contact information must be filled out.

### 2. Employment History:

Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have employment history, please provide proof of income via bank statements showing deposits for at least the preceding three months, retirement or social security statements.

### 3. Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

### 4. Deposits:

Applicant must submit security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application. If Landlord permits pet, a NON-REFUNDABLE pet fee (noted in listing) must be paid on or before move in.

### 5. Photo ID:

All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.

Once potential tenant has passed pre-screening by listing agent, an invitation link for SmartMove will be emailed. This is where applicant will pay and authorize for screening of credit and criminal history.

The following conditions, although not guaranteed, are a general guideline only. Despite the following, a landlord may decline your application. Talk to your agent prior to submitting an application.

Foreclosure in the last 4 years  
Double security deposit

Dismissed Bankruptcy within last 4 years  
Double security deposit

More than 50% negative credit  
Double security deposit

50% negative and 50% positive credit with good rental history  
½ Additional Security Deposit

Good rental history with no credit  
Co-signor and/or ½ additional security deposit

No rental or credit history  
Up to double deposit and/or a co-signer

More than 50% positive credit, good rental history  
Single security deposit

Eviction or negative rental history or rental debt in the last five years  
Decline

Falsification of application  
Decline

Invalid social security number or other acceptable form of ID.  
Decline

## Criminal History

Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants 18 and over. We do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and or age of offense, please provide details to the Property Manager.

## Risk Mitigation

Any applicant with a combined Experian Vantage Score of less than 600 will be subject to a monthly risk mitigation fee.

For scores between 550-599, the monthly fee will be \$50.

For scores between 500-549, the monthly fee will be \$100.

Calculating scores for combined applicants, we add the scores of all applicants and divide by number of applicants to get a median score.

Example: applicant 1 has a Vantage score of 700 and applicant number 2 has a Vantage score of 550.

Add 700 plus 550 for a total of 1250 and divide into two, which gives a median score of 625. This would not require a monthly risk mitigation fee.

**APPLICANT HAS READ AND UNDERSTANDS THE GENERAL TENANT SCREENING CRITERIA, AND UNDERSTANDS THAT THE \$50 PRE-SCREENING/APPLICATION FEE IS NOT REFUNDABLE ONCE APPLICATION HAS BEEN SUBMITTED.**

Tenant signatures:



### RESIDENTIAL LEASE APPLICATION

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

Property Address: 110 Axlewood Ct Montgomery TX 77316-1853  
Anticipated: Move-in Date: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \$ \_\_\_\_\_  
Initial Lease Term Requested: \_\_\_\_\_ (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 \_\_\_\_\_  
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: \_\_\_\_\_

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 types of 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).

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <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? |

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 \$\_\_\_\_\_ 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.
- (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 110 Axlewood Ct Montgomery TX 77316-1853 \_\_\_\_\_ (address, city, state, zip).

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

<u>Audrey L Horton</u>	(name)
<u>15420 Ridge Park Dr</u>	(address)
<u>Houston</u>	<u>TX 77095</u> (city, state, zip)
<u>832-482-5903</u>	(phone) _____ (fax)
<u>hortonhearsfromu@gmail.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.*