

LEASING GUIDELINES and CHECKLIST

Thank you for choosing a Real Property Management Houston home to lease. This packet must be completed in its entirety. Please submit application to your Realtor and have them confirm all documents needed are included and this application is complete. This will expedite the processing of your application, due to we can only process complete applications. Your Realtor will submit your application via email to Randy Standly randy@houstonrpm.com or deliver to our office at 15715 Tuckerton Rd, Houston TX 77095.

Texas Real Estate Commission requires that we disclose to you Information About Brokerage Services, which states Real Property Management Houston “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

1. All occupants 18 years of age and older needs to complete an application in full.
2. Each applicant provides a valid ID.
3. Submit your preferred actual move in date on your application. We do not accept “ASAP”, date should be not be more than 15-20 days out and not a Weekend or Holiday.
4. Applications are to be submitted with a \$45.00 application fee per applicant 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.** For Credit Card option, please complete the Credit Card Authorization form and include a photo of the front and back of the card. A photo of a valid ID matching the name of the card holder must be submitted. **NO personal check or cash accepted.**
NOTE: RPM Houston will run a background check on each applicant, which includes credit, criminal, rental history, current and previous employment. This process can take 2-3 business days, if accurate information is provided.
5. Submit two Months of most current paystubs for each applicant whose income will be considered.
NOTE: If you are self-employed, most recent tax Return and three months of most recent bank statements will need to be submitted.
6. Provide documentation for all income to be considered in application, i.e. Child Support, Social Security, etc.
7. If you have a pet, **you must supply screening for all animals via Petscreening.com with an acceptable score results.** In addition, please provide current shot records and a photo of the pet with this application. An additional increase to the 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 rental history
2. Your Realtor will be notified via email 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 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.

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, Previous offenses against Landlords, Convicted Sex Offender, Drug Convictions including Intent to Sell, Domestic Violence Convictions, Credit Score, 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.

Printed Name: _____

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 and/or Cell _____ Work _____

Social Security _____ Driver's 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 _____ Date of Birth _____

Name _____ Relationship _____ Date of Birth _____

Name _____ Relationship _____ Date of Birth _____

Name _____ Relationship _____ Date of Birth _____

Applicant's Current Address _____ City _____ Zip _____

Landlord's Name _____ Email _____

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

Reason for Leaving _____

Applicant's Previous Address _____ City _____ Zip _____

Landlord's Name _____ Email _____

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

Reason for Leaving _____

Applicant's Current Employer _____

Supervisor's Name _____ Phone _____ Email _____

Start Date _____ Gross Monthly Income \$ _____ Position _____

***Note: If self-employed submit last year's tax return and three months of most recent bank statements.**

Applicant's Previous Employer _____

Start Date _____ End Date _____ Gross Monthly Income \$ _____

Position _____ Supervisor's Name _____

Phone _____ Email _____

List all vehicles to be parked on the property:

Year _____ Make _____ Model _____ License Plate _____ Color _____

Year _____ Make _____ Model _____ License Plate _____ Color _____

Tenant **must supply screening of all animals via Petscreening.com with acceptable score** results. In addition, please provide current shot records, and a photo of your pet(s) with is application. 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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Has applicant viewed property prior to applying? YES ___ NO ___ If no, will applicant allow their agent to view & accept property on their behalf? YES ___ NO ___

Does anyone that will occupy the property smoke? YES ___ NO ___

Will applicant maintain renter's insurance? YES ___ NO ___

Has applicant ever been evicted or breached a lease agreement? YES ___ NO ___ If yes, when/explain ___

Has applicant ever filed for bankruptcy? YES ___ NO ___ If yes, when ___

Has applicant ever been convicted of a crime? YES ___ NO ___ If yes, when/explain ___

Is the applicant a registered sex offender or ever been convicted of a sexual crime? YES ___ NO ___

Is the applicant a member of the military? YES ___ NO ___ If yes, status ___

NON-REFUNDABLE CREDIT AND CRIMINAL CHECK

_____ (Initial) Applicant submits herewith a non-refundable payment in the amount of \$45.00 per applicant 18 or over for the credit check and processing charge. I hereby authorize Real Property Management Houston "RPM Houston" (Agent) to contact credit service organizations, personal and credit references given herein, plus my employers to verify the information I have given. I also authorize Agent to report to credit service organizations any information relevant to my unsatisfied obligations to Agent or Landlord after I vacate the property. I also authorize Agent to share the information on this application and related verification data to anyone Agent feels is part of the qualifying process including the owner of the property. I acknowledge this application is the property of the Agent.

SECURITY DEPOSIT DEPOSIT AMOUNT \$ _____

_____ (Initial) It is my desire to enter into a lease agreement with the Agent for the property listed above, and agree that my payment of the deposit is a binding agreement between myself and RPM Houston. Pending the approval of my application, RPM Houston agrees to accept the deposit amount above to secure my tenancy at the above property. Upon signing the lease, this deposit will become a part of the lease agreement and will be applied to the tenant's security deposit. If RPM Houston declines my application, I will be reimbursed the full amount of the deposit.

ADMINISTRATIVE FEE

_____ (Initial) I understand an administrative fee of \$200.00, made payable to RPM Houston, is due within 48 hours of approval and is non-refundable.

TECHNOLOGY FEE

_____ (Initial) I acknowledge Property Manager will charge a monthly \$4.99 technology fee to Tenant's "My" ledger which must be paid monthly.

INFORMATION ABOUT BROKERAGE SERVICES - AGENCY DISCLOSURE

_____ (Initial) I understand that RPM Houston is the Agent and representative for the owner and will be paid a fee by the Owner. I also understand that RPM Houston has signed an agreement with the owner of this property, and by law and according to the guidelines set forth by the Texas Real Estate Commission, RPM Houston must only represent and act in the best interest of the owner in negotiations, representations, and leasing this property. RPM Houston is a licensed Broker in the state of Texas. I have read the Information About Brokerage Services - Agency Disclosure and fully understand that RPM Houston is the Owner's representative in all dealings pertaining to this property.

PROPERTY CONDITION

_____ (Initial) I also understand that this property is being leased "AS IS" in its present condition. Any stipulations, changes or modifications which I require of the property or the lease term are written on the back of this application and signed by each applicant. Your requests will be submitted to the owner, and verbal agreements must be put in writing to be valid and legal.

NOTICE OF LANDLORD'S RIGHT TO CONTINUE TO SHOW THE PROPERTY

_____ (Initial) Unless landlord and applicant enter into a separate written agreement otherwise, the property remains on the market until all funds are paid and a lease is signed by all parties. Landlord will continue to show the property to other prospective tenants and accept another offer.

Applicant Signature _____ Date _____ RPM Houston _____ Date _____

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 Houston located at 15715 Tuckerton Rd, Houston TX 77095. The contact information by phone 713-830-1888 and 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 the 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 Houston.
- (2) To my current and former landlords to release any information about my rental history to Real Property Management Houston.
- (3) To my bank to provide a verification of funds I have on deposit to Real Property Management Houston.
- (4) To Real Property Management Houston to obtain a copy of my consumer credit and criminal report from any consumer reporting agency and to obtain background information about me.

Applicant Signature _____ Date _____

Real Property Management Houston _____ Date _____

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RELIGION, SEX, 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) (Excludes Application fee)

Card Number: _____ (Visa or Master Card)

Card Expiration Date: __ __ / 20__ __

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

Cardholder's Information:

First Name: _____

Last Name: _____

Cardholder's Information:

First Name: _____

Last Name: _____

Billing Information (address where statement is mailed):

Street Address: _____

City: _____ State _____ Zip 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 Houston will incur a \$4.00 fee. I will not dispute this charge.

Cardholder Signature: _____

**Deliver to our office located: 15715 Tuckerton Rd, Houston TX 77095 or
email to Randy@HoustonRPM.com**