Received on	(dat	e) at	(time))

LR TEXAS REALTORS

RESIDENTIAL LEASE APPLICATION

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Each occupant and co-applican	t 18 years or older	' must submit a separate i	application.
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Property Address:		
	Monthly Rent: \$ _ (months)	Security Deposit: \$
A. Applicant Identification:		
Applicant's name (as listed on proof of ider	ntification)	
Applicant's former last name (a	if applicable)	Mahila Dh
Do you consent to receiving text messa	ages? ves no	me Ph Soc. Sec. No
Driver License/ID No.	.goo yoo ;io in	(state) Date of Birth
Height Weight	Eve C	olor (state) Date of Birth olor Hair Color
Co-applicant's name		-applicant must submit a separate application. relationship
Co-applicants name		relationship
Co-applicant's name		relationship
B. Property Condition:		
Applicant $\hfill \square$ has $\hfill \square$ has not viewed the	Property in-person p	ior to submitting this application.
Applicant is strongly encouraged to	o view the Property	in-person prior to submitting any application.
Landlord makes no express or implie consider the following repairs or	ed warranties as to treatments shoul	the Property's condition. Applicant requests Landlord d Applicant and Landlord enter into a lease
C. Representation and Marketing:		•
Is Applicant represented by a REALT		
Company:E-mail:		
Applicant was made aware of Propert Sign Internet Other	y via:	

	erning			
D. Applicant Information:				
lousing:				
Applicant's Current Addre	ess:		Apt. No.	
Landlord or Property Mar	nader's Name:			(city, state, zip)
Fmail:	agor o raditio,			
Phone: Day:	N#·	Mh:	Fax: Rent \$	
Move in Date:	Move (Out Date:	Rent \$	
Reason for move:				
Applicant's Previous Addr				
			<u>, , , , , , , , , , , , , , , , , , , </u>	(city, state, zip)
Landlord or Property Mar	nagers Name:			
Email:				<u> </u>
Phone: Day:	Nt:	Mb:	<i>Fax:</i> Rent \$	
Move In Date	Move	Out Date:	Rent \$	
Reason for move:		÷		
Applicant's Current Emplo Address: Employment Verification	Contact:		(street, Phone:	
Fax: E	i-mail:		Position:	·
Start Date:	Gross Monthly I	Income: \$	Position:	
	elf-employed, Landlo ney, or other tax prof		more previous year's tax r	eturn attested
by a CPA, attorn				
Applicant's Previous Emp	loyer:			
Applicant's Previous Emp Address:	•		(street	, city, state, zip)
Applicant's Previous Emp Address: Employment Verification	Contact:		(street	, city, state, zip)
Applicant's Previous Emp Address: Employment Verification	Contact:		(street	, city, state, zip)
Applicant's Previous Emp Address: Employment Verification Fax: Employed from	Contact: E-mail:	Gross Monthly Income: S	(street	
Applicant's Previous Emp Address: Employment Verification Fax: Employed from	Contact: E-mail:	Gross Monthly Income: S	(street	
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl	Contact: E-mail: to consible for including	Gross Monthly Income: Signification of the appropriate contacted c	(street	ent verification
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl	Contact: E-mail: to consible for including	Gross Monthly Income: Sg the appropriate contacted:	(street	ent verification
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl	Contact: E-mail: to consible for including	Gross Monthly Income: Sg the appropriate contacted:	(street	ent verification
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl	Contact: E-mail: to consible for including	Gross Monthly Income: Signification of the appropriate contactions of the appropriate contact	(street	ent verification
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Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl Emergency Contact: (Do	Contact: E-mail: to consible for including licant wants conside not insert the nar	Gross Monthly Income: Some sontained of an occupant or income sontained of an occupant or income sontained	(street	ent verification
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl Emergency Contact: (Do Name and Relations Address:	Contact: E-mail: to consible for including licant wants conside no not insert the nar	Gross Monthly Income: Some sontained of an occupant or income sontained of an occupant or income sontained	(street	ent verification
Applicant's Previous Emp Address: Employment Verification Fax: Employed from Note: Applicant is resp purposes. Describe other income Appl Emergency Contact: (Do Name and Relations Address:	Contact: E-mail: to consible for including licant wants conside no not insert the nar	Gross Monthly Income: Some sontained of an occupant or income sontained of an occupant or income sontained	(street	ent verification

Residential Lease A	pplication concerning		
E. Occupant In			
Name all other p	ersons that are not co-applican	ts who will occupy the Pro	perty:
Name:		Relationship:	DOB:
Name.		Relationship:	DOB:
Name.		Relationship: _	DOB:
Name:		Relationship: _	DOB;
F. Vehicle Info	rmation:		
List all vehicles to	o be parked on the Property (ca	ırs, trucks, boats, trailers, r	motorcycles, other types of vehicles):
Туре	<u>Year</u> <u>Make</u>		License Plate No./State Mo. Payment
Note: State, local	l, and/or HOA ordinances may re	strict your ability to park co	ertain vehicles on the Property.
Will any animals ☐ yes ☐ no	(dogs, cats, birds, reptiles, fish,	other types of animals) be	e kept on the Property?
If yes, list all anin	mals to be kept on the Property:		
	<u>Name Color Weight Age</u>		N
If any of the ani reasonable accor	imals listed above are assistan nmodation request for the assist	ce animals, please provid	le appropriate documentation with a
H. Additional In		anos anmanaj.	
<u>Yes No</u>			
	Will any waterbeds or water	er-filled furniture be on the	Property?
	Does anyone who will occ	upy the Property smoke or	r vape?
	Will Applicant maintain rer	nter's insurance?	
	Is Applicant or Applicant's		, in military?
	If yes, is the military perso	n serving under orders lim	iting the military person's stay to
Has Applicant ev	one year or less?		
Yes No	OI.		
Ť Ħ	been evicted?		
7	been asked to move or	ut hy a landlord?	
	breached a lease or re	ntal agreement?	
	filed for bankruptcy?	mar agroomont:	
1	lost property in a forec	losure?	
			on, year, and type of conviction below

(TXR-2003) 05-15-24

Residen	ial Lease Applicat	ion concerning
Yes	No	Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
		Has applicant had <u>any</u> credit problems, slow-pays or delinquencies? If yes, provide more information below.
		Is there additional information Applicant wants considered?
Additio	nal comments:	
I. Au	thorization:	
tenanc (1) (2)	y, to: obtain a copy obtain a crimir verify any ren	Landlord and Landlord's authorized agent, at any time before, during, or after any of Applicant's credit report; nal background check related to Applicant and any occupant; and tall or employment history or verify any other information related to this application with ledgeable of such information.
separa	te written agre	Right to Continue to Show the Property: Unless Landlord and Applicant enter into a ement otherwise, the Property remains on the market until a lease is signed by all parties attinue to show the Property to other prospective tenants and accept another offer.
Privac	/ Policy: Landl	ord's agent or property manager maintains a privacy policy that is available upon request.
		processing and reviewing this application.
Applica deposi	nt submits upon execution	will not submit an application deposit of \$ to be applied to the security on of a lease or returned to Applicant if a lease is not executed.
(1) (2) (3)	Signing this a selection criter as criminal his Applicant unde application an any lease the Applicant repr	pplication indicates that Applicant has had the opportunity to review Landlord's tenant ia, which is available upon request. The tenant selection criteria may include factors such story, credit history, current income, and rental history. Perstands that providing inaccurate or incomplete information is grounds for rejection of this deforted for any application fee and may be grounds to declare Applicant in breach of Applicant may sign. The escape of the escap
Applica	int's Signature	Date
For Land	llord's Use:	
On	olicant 🗌 roved 🗌 not appi	,



AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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l,	(Applicant), have submitted an application
I,to lease a property located at	(address, city, state, zip).
The landlard broker or landlards representative in	(address, org, state, zip).
The landlord, broker, or landlord's representative is:	(name)
	(address)
(phone) _	(city, state, zip) (fax)
	(e-mail)
I give my permission:	
 to my current and former employers to release history to the above-named person; 	e any information about my employment history and income
(2) to my current and former landlords to release a person;	any information about my rental history to the above-named
(3) to my current and former mortgage lenders information about my mortgage payment history	s on property that I own or have owned to release any bry to the above-named person;
(4) to my bank, savings and loan, or credit union the above-named person; and	to provide a verification of funds that I have on deposit to
(5) to the above-named person to obtain a copy reporting agency and to obtain background in	of my consumer report (credit report) from any consumer formation about me.
Applicant's Signature	Date
Make Assachuston as the 200 L Council or the Council	
	olicant acts under specific instructions to verify some or all broker maintains a privacy policy which is available upon

(TXR-2003) 05-15-24

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. An owner's agent fees are not set by law and are fully negotlable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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,

Sher-Den Realty, Inc.	302440	scottb@sherden.com	(903)868-1511
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Scott R. Broiles	0539021	scottb@sherden.com	(903)868-1511
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov