

Applicant Notification

- Any applicant submitting an application to Premier Realty Services must submit a non-refundable application fee of \$40.00 for each individual over 18 years old.

- The processed applications are forwarded to the owner for his/her review and the owner of the property will choose the best candidate for their property. If denied by owner then you will receive a letter stating reasons.

- The application and NON-REFUNDABLE fee submitted does not guarantee an approval and may be denied or passed over based on but not limited to negative information received on any or all of the following reasons:
 - A criminal and background search
 - In-sufficient or in-correct rental or employment history
 - Falsifying any information on the application
 - Failure to provide a qualified co-signer when required
 - Derogatory information received from information sources such as but not limited past/current employers, landlords, references, etc.

Applicant(s) by initialing each box above and signing below understand their obligation and agree to the terms and conditions listed above

_____ Dated ____ / ____ / ____

_____ Dated ____ / ____ / ____

_____ Dated ____ / ____ / ____



TEXAS ASSOCIATION OF REALTORS® RESIDENTIAL LEASE APPLICATION

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

Property Address: _____

Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____

Applicant was referred to Landlord by:

- Real estate agent _____ (name) _____ (phone)
- 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: 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'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)

Previous Landlord's Name: _____ Email: _____

Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____

Date Moved-In _____ Date Moved-Out _____ 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.

Residential Lease Application concerning _____

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/State	Mo. Pymt.

List all pets to be kept on the Property (dogs, cats, birds, reptiles, fish, and other pets):

Type & Breed	Name	Color	Weight	Age	Gender	Neutered?	Declawed?	Rabies Shots Current?
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

	Yes	No	Explanation
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:			
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, slow-pays or delinquencies?	<input type="checkbox"/>	<input type="checkbox"/>	_____
been convicted of a crime?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is any occupant a registered sex offender?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Are there any criminal matters pending against any occupant?	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is there additional information Applicant wants considered?	<input type="checkbox"/>	<input type="checkbox"/>	_____

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.

Residential Lease Application concerning _____

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 for processing and reviewing this application and (check only one box if applicable):

- (1) \$ _____ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.
- (2) an Application Deposit of \$ _____ in accordance with the attached Agreement for Application Deposit and Hold on Property (TAR No. 2009 or similar agreement).

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: _____



TEXAS ASSOCIATION OF REALTORS®

**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 _____
_____ (address, city, state, zip).

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

_____	PREMIER REALTY SERVICES	(name)
_____	4307 N. 10TH F-2	(address)
_____	MCALLEN TX 78504	(city, state, zip)
_____	(956) 631-6722 (phone)	(210) 855-4050 (fax)
_____	premierrealty@ymail.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.



TEXAS ASSOCIATION OF REALTORS®
AGREEMENT FOR APPLICATION DEPOSIT AND HOLD ON PROPERTY

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1. **PROPERTY:** "Property" means: _____ (address)
 _____ (city, state, zip)
2. **APPLICATION AND DEPOSIT:** In addition to the non-refundable application fee described in a residential lease application that the undersigned Applicant(s) has submitted to the undersigned Landlord, Applicant has delivered to Landlord an Application Deposit in the amount of \$ _____.
3. **HOLD:** Landlord will remove the Property from the market and will not lease the Property to another person: (Check only one box.)
- (1) if and when Landlord approves Applicant as a tenant. Landlord is not obligated to remove the Property from the market until Landlord notifies Applicant of approval.
- (2) at the time this agreement becomes binding on the Landlord and Applicant.
4. **OBLIGATIONS UPON APPROVAL OR NON-APPROVAL:**
- A. If Landlord approves Applicant as a tenant for the Property, Landlord will notify Applicant of the approval not later than the 7th day after the date this agreement becomes binding.
- B. Not later than the 2nd day after Landlord notifies Applicant of the approval, Applicant must sign a written lease for the Property with terms described in this agreement and the Application Deposit will be credited to the security deposit in the lease.
- C. If Landlord does not approve Applicant or does not notify Applicant of approval within the time required, Landlord will refund the Application Deposit to Applicant and this agreement will terminate.
- D. If Landlord notifies Applicant of approval and Applicant fails to sign the lease within the time required, Landlord will retain the Application Deposit and may lease the Property to another person.
- E. If Applicant withdraws Applicant's application or breaches this agreement, Landlord will retain the Application Deposit and may lease the Property to another person.
5. **LEASE TERMS:** If Landlord approves Applicant, Landlord and Applicant will enter into a written lease with the following terms on forms published by the Texas Association of REALTORS®.

Para. No.

- 2 Non-real-property items: _____
- 3A Commencement Date: _____ Expiration Date: _____
- 4 With the following boxes checked: 4A: (1) (2) _____ days; and 4B: (1) (2).
- 5A Monthly Rent: \$ _____ 1st full month rent due _____
- 5B Prorated Rent: \$ _____ due _____
- 5D(4) Landlord requires does not require monthly rent payments by one check or draft.
- 6A When late charges are incurred: on the _____ after the rental due date.
 Initial Late Charge: (a) \$ _____ (b) _____ % of one month's rent.
 Additional Late Charges: \$ _____ per day thereafter.
- 7 Returned Check Charge: \$ _____
- 9B(2) Pet Charges: \$ _____ (initial amount) and \$ _____ per day thereafter.
- 10A Security Deposit: \$ _____
- 11A Utilities paid by Landlord: _____
- 12A Other occupants will be only those persons listed in the application.
- 12E Number of days guests permitted on Property: _____
- 13 Number of Vehicles: _____
- 14C Amount of Trip Charge: \$ _____
- 14D(1) Keybox authorized during _____ last days of lease

(TAR-2009) 10-16-07 Initialed for Identification by Applicants: _____, _____, _____, _____, and Landlord: _____, _____ Page 1 of 2

Agreement for Application Deposit concerning _____

14D(2)-(3) Early Keybox Withdrawal Fee \$ _____ Trip Charge: \$ _____
15A Property is accepted in its AS-IS condition provided Landlord: _____

15B Inventory and Condition Form to be delivered within _____ days
17B(3) Yard to be maintained by: Landlord; Tenant; a contractor chosen and paid by Tenant; or
 _____ (contractor) paid by Tenant

18C Applicant to pay first \$ _____ of repairs, except as otherwise provided by the lease.
18C(3) Appliances or items that will not be repaired: _____
26 Special Provisions: _____

28B(4) Assignment 28B(4)(a): (i) \$ _____ ; or (ii) _____ % of one month's rent.
& Subletting Fees: 28B(4)(b): (i) \$ _____ ; or (ii) _____ % of one month's rent.

- Addenda & Exhibits:
- Addendum Regarding Lead-Based Paint (TAR No. 2008)
 - Landlord's Rules and Regulations (as published by Landlord)
 - Owners' Association Rules (as published by owner's association)
 - Pet Agreement (TAR No. 2004) with only the pets described in the rental application with the following boxes checked in Paragraph B and corresponding amounts inserted:
 (1) \$ _____ ; (2) \$ _____ ; (3) \$ _____
 - Pool/Spa Maintenance Addendum (TAR No. 2010) with the following box to apply:
 A(1)
 A(2)
 A(3) with: a contractor who regularly provides pool maintenance service; or
 _____ (contractor)
 A(4) _____
 - Residential Lease Guaranty (TAR No. 2007) executed by _____
 - Other Addenda or Exhibits: _____

6. FALSE INFORMATION: If Applicant provides any false information in an application or in this agreement, Landlord may reject the application, retain the application fee and the Application Deposit as liquidated damages for Landlord's time and expense, and terminate any right of occupancy. In any legal proceeding between the parties, the prevailing party may recover attorney's fees from the non-prevailing party.

Subchapter I, Chapter 92, Property Code governs Application Deposit procedures. The terms of this agreement are negotiable between the parties. Copies of lease forms and addenda are available from your broker. Before signing this agreement, Applicant should determine if all necessary utilities are available to the Property and are adequate for Applicant's intended use. This is a binding agreement. READ IT CAREFULLY before signing.

Landlord Date Tenant Date

Landlord Date Tenant Date

Or signed for Landlord under written property management agreement or power of attorney:

Tenant Date

By: _____
Printed Name: _____ Date Tenant Date

Firm Name: PREMIER REALTY SERVICES

(TAR-2009) 10-16-07



TEXAS ASSOCIATION OF REALTORS®
PET AGREEMENT

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ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT _____

A. PET AUTHORIZATION AND PET DESCRIPTION:

- (1) Tenant may not keep any pet on the Property unless specifically authorized by this agreement. "Pet" includes any animal, whether mammal, reptile, bird, fish, rodent, or insect.
(2) Tenant may keep the following pet(s) on the Property until the above-referenced lease ends.

Type: _____ Breed: _____ Name: _____
Color: _____ Weight: _____ Age: _____ Gender: _____
Neutered? [] yes [] no Declawed? [] yes [] no Rabies Shots Current? [] yes [] no

B. CONSIDERATION: In consideration for Landlord's authorization for Tenant to keep the pet(s) described in Paragraph A on the Property, the parties agree to the following. (Check any one or any combination of the following.)

- [] (1) On or before the date Tenant moves into the Property, Tenant will pay Landlord a pet deposit of \$ _____. The pet deposit is an increase in the security deposit in the lease and is made part of the security deposit for all purposes. This increase in the security deposit is not refundable before the lease ends, even if the pet is removed. Any refund of the security deposit, including this increase, is governed by the terms of the lease.
[] (2) The monthly rent in the lease is increased to \$ _____.
[] (3) Tenant will, upon execution of this agreement, pay Landlord \$ _____ as a one-time, non-refundable payment.

C. PET RULES: Tenant must:

- (1) take all reasonable action to insure that any pet does not violate the rights of other persons;
(2) comply with all applicable statutes, ordinances, restrictions, owners' association rules, and other enforceable regulations regarding any pet;
(3) keep the rabies shots of any pet current;
(4) confine any pet that is a dog or cat, when outside, by fences or on leashes under Tenant's control;
(5) confine any pet other than a dog or cat in appropriate cages at all times;
(6) promptly remove any pet waste from the Property, including all living areas, garages, storage areas, yards, porches, patios, courtyards, and decks; and
(7) promptly remove from the Property any offspring of any pet.

D. ACCESS: Tenant must remove or confine any pet at any time that the pet is likely to limit or prohibit Landlord or other persons access to Property as permitted by the lease.

(TAR-2004) 10-14-03 Initialed for Identification by Tenants: _____, _____, and Landlord: _____, _____ Page 1 of 2

Pet Agreement concerning _____

E. DISCLOSURE CONCERNING PETS:

(1) Is Tenant aware of whether any of the pets described under this addendum has ever bitten or injured another person? Yes No
If yes, explain: _____

(2) Is Tenant aware of whether any of the pets described under this addendum has any propensity or predisposition to bite or injure someone? Yes No
If yes, explain: _____

F. TENANT'S LIABILITY:

- (1) Tenant is responsible and liable for:
 - (a) any damage to the Property or any item in the Property caused by any pet;
 - (b) any personal injuries to any person caused by any pet; and
 - (c) any damage to any person's property caused by any pet.
- (2) Tenant will pay all reasonable costs that are necessary to clean, deodorize, deflea, or repair any part of the Property, including but not limited to the carpets, doors, walls, drapes, wallpaper, windows, screens, furniture, appliances, sod, yard, fences, or landscaping.

G. INDEMNIFICATION: Tenant will protect, defend, indemnify, and hold Landlord, Landlord's property manager, and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by the act of any pet or Tenant.

H. DEFAULT: If Tenant breaches any provision in this pet agreement, Landlord may exercise all or any of the remedies described under Paragraph 9B of the lease.

I. SPECIAL PROVISIONS:

IN THE EVENT A TENANT MOVES A PET INTO THE PROPERTY WITHOUT THE OWNERS PERMISSION THEN THE TENANT(S) WILL BE LIABLE FOR A ONE TIME NON-REFUNDABLE PET FEE OF \$250.00 PER PET AS A VIOLATION OF THERE LEASE AND CAN BE CHARGED AN ADDITIONAL DAILY FEE OF 100.00 UNTIL THE PET IS REMOVED FROM THE PROPERTY. THE OWNER MAY ELECT TO TERMINATE THE LEASE AGREEMENT.

TENANT (S) BY SIGNING _____ AGREE TO THE TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT.

IF NO PET (S) ARE INCLUDED IN THE LEASE AGREEMENT THEN THE TENANT (S) ARE TO SIGN _____ AS AGREEING THAT THEIR ARE NOT TO BE ANY PETS.

Landlord Date

Tenant Date

Landlord Date

Tenant Date

Or signed for Landlord under written property management agreement or power of attorney:

Tenant Date

By: _____

Tenant Date

Printed Name: _____

Firm Name: _____