

Application Instructions

Before going any further in applying for this home you will need to click the link below and review the RentWerx Screening Criteria:

Screening Criteria and Insurance Disclosure - [CLICK HERE TO REVIEW THE RENT SCREENING CRITERIA!](#)

You will be asked to sign a copy of this disclosure at the end of this application process

You will be charged a \$75.00 application fee per adult (18 or older) to complete this application

THE APPLICATION FEE OF \$75.00 PER ADULT IS NON-REFUNDABLE.

*Each adult over 18 is required complete a separate application form. It would be in your best interest to confirm that your rental requirements are not outside of our tenant criteria with multiple adult roommates, eviction history, foreclosures, bankruptcies, job loss, minimal income, low credit scores (below 500), unusual pets, large pets, multiple pets, multiple families, or anything that would cause your application to be rejected.

Wanting to offer less than list price for the home will cause your application to be delayed or rejected

We do not prescreen Applications. Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below. We encourage you to apply if you meet the below criteria:

WHEN THE ONLINE APPLICATION IS COMPLETED, WE WILL PROCESS YOUR APPLICATION - CHARGING THE \$75 APPLICATION FEE.

This application, background information, credit scores, rental history, criminal history, and employment verification will be viewed by RentWerx Employees, and possibly the Property Owner.

Applying For

Fill in the information about the home you are applying for.

Address:
27462 Paraiso Sands

Unit/Apt #:

City: Boerne	State: TX	Postal Code: 78015
Country: US		

Lease Info

There is a \$395.00 Lease Preparation Fee that will be due at lease signing. Per the Screening Criteria, it is the policy of RentWerx that a credit of \$100 will be applied towards the Lease Preparation Fee for an approved applicant completing a **self-assisted** showing of the property. This means there was no Realtor involved to physically open a door for you to conduct an in person showing at the property.

# of Pets: 2	# of Occupants: 2
Rent Amount: \$2,500.00	Security Deposit: \$33.00
Move In Date: 10-25-2022	Length of Lease (months): 1

Personal Info

Fill in your information.

First Name: Ryan	Middle Name: Thomas	Last Name: Dreher
I Am The...: Co-Applicant		
Marital Status: Married	Maiden Name: N/A	
Home Phone:	Work Phone:	Cell Phone: (217) 474-4683
Email: ryantdreher@gmail.com		
Date of Birth: 11-05-1987		
SSN / ITIN: xxx-xx-0413		
Citizenship: US Citizen	Birth Place: Danville, IL	

Drivers License #:
D10125949

License State:
Arizona

Emergency Contacts

This is a name of a person not residing at the home, or as an occupant on the lease. Your Next of Kin would be a good emergency contact. This information will go into your lease agreement - please ensure we have accurate information in the event of an emergency!

Contact Name
Jerald Girton

Relationship
Father in law

Phone
(217) 419-4956

Phone
(217) 419-4956

Email
folly77@aol.com

Vehicles

Tell us about the vehicles you plan on keeping at the property when you occupy the home.

Make
BMW

Model
X3

Year Built
2022

Color
Dark Blue

Plate #
RSC9652

Plate State
Texas

Occupants

Please list **all occupants** (under 18 years of age) and **all co-applicants** (over 18 years of age) that would be living in the home. If you will be the only one living in the home, you may enter in your own information.

*****THIS IS VERY IMPORTANT SO THAT WE KNOW WHAT OTHER APPLICANTS YOUR APPLICATION BELONGS WITH, IF APPLICABLE.*****

NOTE: Any occupant 18 years or older must submit a separate application.

Name
Ryan Dreher

Birthday
11-05-1987

Relationship
Self

Name
Kristi Dreher

Birthday
07-25-1987

Relationship
Spouse

Rental Criteria for Animals (Pets): Animal policies vary from one homeowner to another. Some owners do not permit animals (other than approved service animals) on the property, while others restrict type and/or size of allowable animals. No more than two animals per household are permitted without specific owner approval.

ALL applicants must create a profile by choosing one of these two options:

OPTION ONE: Applicants with no animals. This is a required application process for anyone that does NOT own a pet or animal. There is no cost (\$) to you for completing the application process through: <https://rentwerxllc.petscreening.com/>

----OR----

OPTION TWO: Submit a full animal (pet) application through: <https://rentwerxllc.petscreening.com/>

Inside of that application portal for PetScreening.com you will be required to provide the following information:

1. Full description of your animal (pet) of type of pet, gender, breed, age, color, weight, neutered / non-neutered.
2. Up to date veterinarian contact information to include most recent annual vaccination records.
3. Most recent photos of each animal (pet).
4. Supporting documentation for any Emotional Support Animal (ESA) or Service Animal such as a verifiable doctor's letter from a local physician.

Once all information is received and verified, your animal (pet) will be assigned a paw score from 1 to 5 Paws.

The monthly Pet Fee is determined by PetScreening.com ranging from \$40 per month to \$100 per month

Service Animals: Any requests to allow for service animals must apply for free, provide certifiable documentation, and complete an application into: <https://rentwerxllc.petscreening.com/>

Animal (pet) Processing Fee: A \$100 fee will be charged at lease signing per animal (pet) allowed on the lease.

Restricted breeds: Any approved restricted breed requires a separate Dog Liability Insurance Policy naming RentWerx as "Additionally Insured". This must be presented prior to move in.

Animal Name Lady	Type / Breed Dog/Cocker Spaniel	
Age 5	Weight 20lbs	House Trained? Yes
Color White and brown	Gender Female	
Declawed No	Has Shots? Yes	Fixed? Yes

Animal Name Lily	Type / Breed Cat/Feline	
Age 13	Weight 10	House Trained? Yes
Color White and gray	Gender Female	

Declawed
Yes

Has Shots?
Yes

Fixed?
Yes

Current Address

Provide the last THREE (3) years of residential history.

Address:
5810 Worth Parkway

Unit/Apt #:
Apt 3133

City:
San Antonio

State:
TX

Postal Code:
78257

Country:
US

Rent / Own:
Rent

Monthly Payment:
\$2,600.00

Move In Date:
05-17-2022

Manager Name:
Ashley Singley

Manager Phone:
(210) 405-1746

Manager Email:
tributeattherimmgr@greystar.com

Reason for Leaving:
looking for a house

Address History

We require verifiable residence history for at least three (3) years whether you currently own or rent. Applicants are responsible for providing information including the names, addresses and phone numbers, of Landlords with the dates of tenancy for the previous 3-5 years. Rental history must be verified from unbiased sources. Home ownership will be verified from a current credit report and possibly county tax records. We can accept any military post / base housing as rental history. Any evictions within the previous 5 years will be automatic grounds for denial. Broken leases will be considered on a case-by-case basis and an additional security deposit or risk mitigation fee may be required.

Address
3111 Traylor Blvd

Unit/Apt #

City
Rockport

State
TX

Postal Code
78382

Country
US

Rent / Own

Monthly Payment

Rent	\$0.00	
Move In Date 03-01-2022	Move Out Date 05-17-2022	
Manager Name Jerald Girton	Manager Phone (217) 419-4956	Manager Email folly77@aol.com
Reason for Leaving Move to San Antonio from In Laws		

Address 4329 W Beverly Rd	Unit/Apt #	
City Laveen	State AZ	Postal Code 85339
Country US		
Rent / Own Own	Monthly Payment \$1,500.00	
Move In Date 09-01-2021	Move Out Date 03-01-2022	
Manager Name D.R. Horton	Manager Phone (623) 385-3500	Manager Email melissa.sechrest@magnustitle.com
Reason for Leaving Move to Texas		

Address 2177 S McQueen Rd	Unit/Apt # Apt 3088	
City Chandler	State AZ	Postal Code 85286
Country US		
Rent / Own Rent	Monthly Payment \$1,800.00	
Move In Date 05-01-2019	Move Out Date 09-01-2021	
Manager Name Noria Robson Apartments	Manager Phone (480) 207-3096	Manager Email noria@liveatnoria.com
Reason for Leaving Move into house		

Employment History

We require verifiable employment history for at least the past three (3) years. You must be a permanent employee (not temporary or probationary). If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum) or bank statements, that provide proof of applicant's ability to pay the monthly rent. If military, we need a current copy of your LES. If you are active duty military, you must be on an assignment that, to the best of your knowledge, will allow you to complete an initial 12 month lease agreement.

Is This Your Current Employer?

Yes

Employer Name

Liberty Mutual Insurance

Employer Phone

(210) 507-0642

Employer Address

PO Box 5014 Scranton, PA 18505

Supervisor Name

Tyler Pilkington

Supervisor Title

Total Loss Manager

Supervisor Phone

(800) 255-2467

Supervisor Email

tyler.pilkington@libertymutual.com

Position / Job Description

Total Loss Adjuster

Monthly Salary

\$5,200.00

Start Date

07-05-2022

End Date

Is This Your Current Employer?

No

Employer Name

Root Insurance

Employer Phone

(866) 980-9431

Employer Address

80 E Rich St, Suite 500, Columbus OH 43215

Supervisor Name

Mark Holt

Supervisor Title

Total Loss Manager

Supervisor Phone

(614) 205-1077

Supervisor Email

marc.holt@joinroot.com

Position / Job Description

Total Loss Adjuster

Monthly Salary

\$5,200.00

Start Date

04-05-2021

End Date

06-30-2022

Is This Your Current Employer? No	
Employer Name Risk Placement Services	Employer Phone (480) 860-5555
Employer Address 8800 E Raintree Dr, Scottsdale AZ 85260	
Supervisor Name Cynthia Sperling	Supervisor Title Underwriting Manager
Supervisor Phone (630) 254-4809	Supervisor Email cynthia.sperling@rps.com
Position / Job Description Underwriter	Monthly Salary \$4,600.00
Start Date 10-29-2018	End Date 04-01-2021

Other Sources of Income

List any additional sources of income (ie: child support, government assistance, alimony)

*** No Other Sources of Income

Questions

Did you arrange for a self-assisted showing to view the home thru RentWerx?:

No

Have you personally walked through the home? If you have NOT seen this home in person, you may ask a Trusted Advisor to view the home for you, and complete a site un-seen addendum at lease signing.:

Yes

Reason: Saw with realtor

Were you accompanied by a real estate agent when you viewed the home? If YES - provide the name and contact information to the Realtor who physically showed you the home in person.:

Yes

Reason: Lana Marinin 210-900-0600

Per the Screening Criteria, it is the policy of RentWerx that a credit of \$100 will be applied to the lease preparation fee for an approved applicant completing a self-assisted showing of the property. Do you agree to these terms?:

Yes

Reason: I agree

Have you or any household member been convicted of a crime?:

No

An inspection is required upon move-in, please select one of these options in the "Reason" section: Complete a self-inspection through zInspector OR have a professional in-person inspection done by a third-party:

No

Is your animal considered to be a registered service animal? If yes, please apply for free, provide certifiable documentation, and complete an application into:
<https://rentwerxllc.petscreening.com/>:

Yes

Reason: indoor cat and indoor dog

Is your animal primarily indoor at your home?:

No

Is your animal on the list of Restricted Breeds as outlined above and on the Screening Criteria?:

Yes

Reason: Yes both up to date

Does your animal visit a veterinarian and current with all required vaccinations?:

No

Has your animal ever been quarantined for a pet bite incident?:

Yes

Reason: Yes I would like the no security deposit option

If you are approved for the Preferred Tenant Program, are you interested in taking advantage of the No Security Deposit Option to rent a home with RentWerx? Applicants who elect to Opt Out of the Preferred Tenant Program will be required to submit a Security Deposit equal to 2.5 times the advertised monthly rent.:

Yes

Reason: Yes

Have you been presented with the full list of Screening Criteria either in this application, at the time of showing with a Realtor, or by visiting the RentWerx.com website?:

No

Are you or any of the other occupants that will live in the home smokers?:

No

Are you or any member of the household in the military?:

Terms

Initial by all the terms.

The applicant understands that by completing this application process, the application fee is Non-Refundable.: RTB

The applicant understands that once an approval is offered for this home, the required Amount Due to Reserve Property must be delivered to RentWerx within 2 Business Days- IN CERTIFIED FUNDS ONLY.: RTB

If you have NOT seen this home in person, you may ask a Trusted Advisor to view the home for you. At lease signing, all parties will be required to sign our Site Un-Seen Addendum indicating that you accept the property in it's current "AS IS" condition.: RTB

Included with ALL lease agreements under RentWerx is the Resident Benefits Package. The cost to the tenant is \$45 per month. See the Screening Criteria for complete details.: RTB

The applicant understands that prior to move in there is a one time charge of \$395.00 for a Lease Preparation Fee. A credit of \$100 will be applied to this fee for an approved applicant completing a self-assisted showing of the property.: RTB

The applicant understands that if their Tenant Score Provided by TransUnion is less than a combined 615 - additional Risk Mitigation Fees may be applied to their pending lease approval.: RTB

Non-US citizen applicants must provide a current passport, INS identification card or work/student visa proof at the end of this application.: RTB

The applicant understands that if any of the animals listed on this application are Registered Service Animals or Emotional Support Animals that additional documentation or further application through Pet Screener will be required.: RTB

If the applicant is approved for the RentWerx Preferred Tenant Program, the applicant will have the option to pay a monthly fee in lieu of a security deposit. See the Screening Criteria for full details.: RTB

If the applicant chooses to Opt Out of the Preferred Tenant Program, they agree to deliver a Security Deposit in the amount equal to 2.5 times the advertised monthly rent in certified funds.: RTB

The applicant understands that new residents must provide proof of Renter's Insurance naming RentWerx as "Additionally Insured" prior to move-in.: RTB

The applicant understands that new residents must provide proof of Utilities being transferred under the lease signer's name prior to move-in.: RTB

Review & Sign

All information provided on this application is, to the best of my knowledge, complete and accurate.

Discovery of false or omitted information constitutes grounds for rejection of this application without refund. I understand that I am applying to this rental property and give my permission to use information submitted. I understand that there are no limitations or restrictions regarding what may be discussed or revealed. I am aware that a credit history, criminal and background check will be completed and I give RentWerx my permission to request and use those reports.

Signed:

Ryan T Breher