



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: Mar 15 Monthly Rent: \$ 1900 Security Deposit: \$ 1900

Applicant was referred to Landlord by:

☒ Real estate agent Kacey Simmons (name) (214) 509-8744 (phone)☐ Newspaper ☐ Sign ☐ Internet ☐ Other _____Applicant's name (first, middle, last) Kyle, Emmet, AustinIs 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 kyle.emmet.austin@gmail.com Home Phone _____Work Phone 214-734-9964 Mobile/Pager 214-734-9964Soc. Sec. No. 644-12-1659 Driver License No. 16634938 in TX (state)Date of Birth 03/12/88 Height 6'0" Weight 145lbs Eye Color greenHair Color brown Marital Status single Citizenship US Citizen (country)

Emergency Contact: (Do not insert the name of an occupant or co-applicant.)

Name: Henry AustinAddress: 4027 Stonyford Dr.Phone: 214-676-7338 E-mail: henryrootaustin@gmail.com

Name all other persons who will occupy the Property:

Name: Raylea Huval Relationship: Friend Age: 23Name: Eric Montz Relationship: Friend Age: 25Name: Brendan Abernathy Relationship: Friend Age: 25Name: Eric Veninga Relationship: Roommate Age: 25Applicant's Current Address: 3702 Frankford Rd. Apt. No. 11306

(city, state, zip)

Landlord's Name: Frankford Springs Email: _____Phone: Day: (972) 820-0035 Nt: (972) 820-0035 Mb: (972) 820-0035 Fax: _____Date Moved-In 11/12 Move-Out Date 03/14 Rent \$ 1000Reason for move: Move into houseApplicant's Previous Address: 19251 Preston Rd Apt. No. ??

(city, state, zip)

Previous Landlord's Name: Lincoln Crossing Email: _____Phone: Day: (972) 248-3595 Nt: _____ Mb: _____ Fax: _____Date Moved-In 6/10 Date Moved-Out 06/12 Rent \$ 950Reason for move: Split up with girlfriendApplicant's Current Employer: Sound PhysiciansAddress: 1054 Texan Trail #300 Grapevine, TX 76051 (street, city, state, zip)Supervisor's Name: Chad Nelson Phone: 972-890-1858 Fax: _____E-mail: kaustin@soundphysicians.comStart Date: 06/13 Gross Monthly Income: \$ \$4200 Position: Systems Designer

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 Kyle Austin

Applicant's Previous Employer: Staff Care
Address: 5001 Statesman Dr, Irving, TX 75063 (street, city, state, zip)
Supervisor's Name: Hunter Smith Phone: 903-821-8121 Fax: _____
E-mail: hsmith@staffcare.com
Employed from 04/11 to 06/13 Gross Monthly Income: \$ 3600 Position: Recruiter

Describe other income Applicant wants considered: \$72,000 in bitcoin assets.

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/State	Mo. Pymnt.
Coupe	2013	Subaru	BRZ		\$470

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?
Dog?	Colorado	brown	small	baby	M?	<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 checked="" type="checkbox"/>	
Does anyone who will occupy the Property smoke?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Will Applicant maintain renter's insurance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is Applicant or Applicant's spouse, even if separated, in military?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
been asked to move out by a landlord?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
breached a lease or rental agreement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
filed for bankruptcy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
lost property in a foreclosure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
had <u>any</u> credit problems, slow-pays or delinquencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
been convicted of a crime?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is any occupant a registered sex offender?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there any criminal matters pending against any occupant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there additional information Applicant wants considered?	<input type="checkbox"/>	<input checked="" 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.

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

- ☐ (1) \$ 1900 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 \$ 40 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: _____



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**AUTHORIZATION TO RELEASE INFORMATION
RELATED TO A RESIDENTIAL LEASE APPLICANT**

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I, Kyle Austin (Applicant), have submitted an application
to lease a property located at _____
_____ (address, city, state, zip).

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

_____ (name)
_____ (address)
_____ (city, state, zip)
_____ (phone) _____ (fax)
_____ (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.

02/21/14

Applicant's Signature

Date

Kyle Austin

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.