

Received on _____ (date) at _____ (time)



TEXAS ASSOCIATION OF REALTORS®
RESIDENTIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2018

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

Property Address: **4064 Boca Bay Dr, Dallas, TX 75244-7209**
Anticipated: Move-in Date: _____ Monthly Rent: \$ _____ Security Deposit: \$ _____
Initial Lease Term Requested: _____ (months)

Property Condition: **Applicant is strongly encouraged to view the Property prior to submitting any application.**
Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease: _____

Applicant was referred to Landlord by:
 Real estate agent _____ (name) _____ (phone) _____ (e-mail)
 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: (Do not insert the name of an occupant or co-applicant.)
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 or Property Manager'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)
Landlord or Property Manager's Name: _____ Email: _____
Phone: Day: _____ Nt: _____ Mb: _____ Fax: _____

Date Moved-In _____ Move-Out Date _____ 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.

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 Plate No./State	Mo.Pymnt.

Will any pets (dogs, cats, birds, reptiles, fish, and other pets) be kept on the Property? yes no
 If yes, list all pets to be kept on the Property:

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?		Declawed?		Rabies Shots Current?		Bite History?	
						Y	N	Y	N	Y	N	Y	N
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	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?
		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, including any outstanding debt (e.g., student loans or medical bills), slow-pays or delinquencies?
<input type="checkbox"/>	<input type="checkbox"/>	been convicted of a crime? If yes, provide the location, year, and type of conviction below.
<input type="checkbox"/>	<input type="checkbox"/>	Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
<input type="checkbox"/>	<input type="checkbox"/>	Is there additional information Applicant wants considered?

Additional comments: _____

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 \$ _____ to _____ (entity or individual) for processing and reviewing this application. Applicant submits will not submit an application deposit of \$ _____ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.

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**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2018

I, _____ (Applicant), have submitted an application
to lease a property located at 4064 Boca Bay Dr, Dallas, TX 75244-7209

(address, city, state, zip).

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

RAYMOND LEON & ASSOCIATES, LLC (name)
5827 DEL ROY DR (address)
DALLAS, TX 75230 (city, state, zip)
(214)502-9852 (phone) (214)520-4443 (fax)
RAYMACH@RAYMONDLEON.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.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

RAYMOND LEON & ASSOCIATES, LLC	0597291	RAYMACH@RAYMONDLEON.COM	(214)520-4443
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
RAY MACH	0473115	RAYMACH@RAYMONDLEON.COM	(214)502-9852
Designated Broker of Firm	License No.	Email	Phone
RAY MACH	0473115	RAYMACH@RAYMONDLEON.COM	(214)502-9852
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RAY MACH	0473115	RAYMACH@RAYMONDLEON.COM	(214)502-9852
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Raymond Leon & Associates, LLC, 5827 Del Roy Dr Dallas TX 75230
Ray Mach

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (214) 520-4443

Fax: (214) 520-4443

4064 Boca Bay Dr

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



LANDLORD'S TENANT SELECTION CRITERIA & GROUNDS FOR DENIAL

RAYMOND LEON
& Associatessm

The Landlord's Tenant Selection criteria are provided in reference to the Property located at the following address:

(Street Address, City, State, Zip): 4064 Boca Bay Dr, Dallas, TX 75244

These Tenant Selection Criteria are being provided to you pursuant to Texas Property Code Section 92.3515. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to You. If your application is denied based upon information obtained from your credit report, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income, along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRS) report, commonly referred to as a credit report in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

Texas Property Code, Sec 92.3515 requires that landlords must make available to lease applicants a copy of the Landlord's Tenant Selection Criteria and Grounds for Denial. Tenant selection criteria MUST BE ACKNOWLEDGED by applicant at the time of application. Signing this acknowledgement indicates that applicant has had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include items such as rental history, employment history, criminal background, credit history, current income, etc. If applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected and the application fee will not be refunded. Failure to make tenant selection criteria available to potential tenants who are later denied could result in a landlord's inability to retain any application fee or deposit.



LANDLORD'S TENANT SELECTION CRITERIA & GROUNDS FOR DENIAL

(CONTINUED)



Raymond Leon & Associates, LLC recommends the criteria listed in the table below (landlord's selection indicates a desire to use these criteria if Landlord so requests from Tenant - not all items checked YES may be requested). Landlord may also indicate additional qualifying criteria, i.e.: no guarantors, no Section 8, etc.

However, landlords must comply with state and federal Fair Housing Laws and not discriminate on the basis of race, color, national origin, religion, sex, familial status, or handicapped status.

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Minimum 2-year verifiable rental history OR minimum 2-year verifiable mortgage payments
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Minimum 2-year verifiable employment history OR self-employed applicants to provide two previous years' tax returns attested by a CPA or other tax professional
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Credit history, evictions, foreclosures (within past 5 years), bankruptcies (within past 5 years), and judgements for landlords regarding rent or property damages
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Criminal background Per HB 1510 (1/1/16) & Fair Housing Act Standards (4/4/16)
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	Current income to meet or exceed 3 times the monthly rent
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	An application may be denied for smoking inside the premises
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	An application may be denied for pets kept inside the premises. Subject to Tenant's Rights Laws
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	An application may be denied for outdoor pets. Subject to Tenant's Rights Laws.
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	An application may be denied for failure to provide accurate or complete information on the application form.
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	Housing Assistance/Section 8 - except if the person is a military veteran (SB 267) (effective 9/1/15)
YES <input type="checkbox"/>	NO <input type="checkbox"/>	

DocuSigned by: Ed Neill 2/5/2019
 Landlord _____ Date _____ Landlord _____ Date _____

Signing this acknowledgement indicates that applicant has 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 applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected and the application fee will not be refunded.

APPLICANTS MUST SIGN BEFORE APPLICATION WILL BE PROCESSED

 Applicant Date Applicant Date

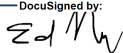
 Applicant Date Applicant Date



LANDLORD'S RULES & REGULATIONS

concerning the Property at 4064 Boca Bay Drive, Dallas, Texas 75244

- * No Smoking is allowed inside the home or garage. Any cigarette debris on or around the property must be picked up and thrown away and not left on the property.
- * Tenant MUST have Renter's Insurance and shall provide a copy showing the coverage to Landlord within 15 days of lease commencement. If active coverage is not provided to Landlord, the lease is terminated and tenant forfeits all security and pet deposits. Tenant must vacate within 7 days of termination.
- * If Tenant is 3 days late or more with the full months rental payment during the lease term the Landlord may, per para. 27 of the Lease, terminate the Tenant's right to occupy the Property. The Landlord is not obligated to accept late or partial payments after the due date for rent in the Lease.
- * If any utilities (water, gas, electric, etc) have been disconnected or service interrupted due to late or non-payment by tenant for 2 consecutive months or 3 total months over a 12 month period, the lease is terminated and Tenant forfeits all security and pet deposits. Tenant must vacate within 7 days of termination.
- * Tenant may not make any landscape alterations other than routine maintenance or planting of annuals. No tree trimming of any trees is allowed without prior approval of Landlord. See Lease for yard maintenance and irrigation requirements.
- * Tenant must obtain approval of Landlord for any painting inside and/or outside of the property.
- * Tenant(s) will have the home professionally cleaned (make-ready) post move-out and will provide receipts to owner within three days. Failure to do so will result in forfeiture of security and pet deposits.
- * Tenant(s) will have the carpets professionally cleaned within 2 days of move-out and provide receipts to Landlord. Failure to do so will result in forfeiture of security and pet deposits.
- * Tenant(s) will change the air filter in the home a minimum of once every 90 days with an air filter designated by the Landlord or the manufacturer of the air conditioning equipment. Failure to do so could result in damage to the air handler and result in charges to the Tenant(s).
- * Security Monitoring is an elective tenant expense. If tenant has the system monitored, tenant must provide an access code to landlord and file a permit in the tenant's name with the city.
- * No flushing of any items besides toilet paper is allowed (ie no feminine products, tissue, baby wipes, etc). The home is older and has older pipes, which may back up if these types of products are put into the system.
- * No chemicals may be stored in the garage.
- * Any maintenance issues must be reported to Landlord immediately. Increased cost of repairs due to failure to report maintenance issues will be the responsibility of the Tenant.
- * Minimal maintenance items will be the responsibility of the tenant. Minimal is defined as an expense \$50.00 or less.

DocuSigned by:

 DDE68380A6A8410

Landlord _____
 Date: 2/5/2019

Tenant _____
 Date: _____

Landlord _____
 Date: _____

Tenant _____
 Date: _____