

Received on 11/10/2024 (date) at \_\_\_\_\_ (time)



### RESIDENTIAL LEASE APPLICATION

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

Property Address: 15382 Breedlove Pl, Addison, TX 75001  
Anticipated: Move-in Date: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_ Security Deposit: \$ \_\_\_\_\_  
Initial Lease Term Requested: \_\_\_\_\_ (months)

#### A. Applicant Identification:

**Applicant's name** (as listed on proof of identification) \_\_\_\_\_  
Applicant's former last name (if applicable) \_\_\_\_\_  
E-mail \_\_\_\_\_ Mobile Ph. \_\_\_\_\_  
Work Ph. \_\_\_\_\_ Home Ph. \_\_\_\_\_  
Do you consent to receiving text messages?  yes  no Soc. Sec. No. \_\_\_\_\_  
Driver License/ID No. \_\_\_\_\_ in \_\_\_\_\_ (state) Date of Birth \_\_\_\_\_  
Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye Color \_\_\_\_\_ Hair Color \_\_\_\_\_

Are there co-applicants?  yes  no **Note: If yes, each co-applicant must submit a separate application.**  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_  
Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

#### B. Property Condition:

Applicant  has  has not viewed the Property in-person prior to submitting this application.

**Applicant is strongly encouraged to view the Property in-person 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

#### C. Representation and Marketing:

Is Applicant represented by a REALTOR® or other agent?  yes  no  
If yes, Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant was made aware of Property via:  
 Sign  Internet  Other \_\_\_\_\_

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**D. Applicant Information:**

**Housing:**

**Applicant's Current Address:** \_\_\_\_\_ Apt. No. \_\_\_\_\_  
\_\_\_\_\_  
(city, state, zip)

Landlord or Property Manager's Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_

Move In Date: \_\_\_\_\_ 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: \_\_\_\_\_

Move In Date \_\_\_\_\_ Move Out Date: \_\_\_\_\_ Rent \$ \_\_\_\_\_

Reason for move: \_\_\_\_\_

**Employment and Other Income:**

**Applicant's Current Employer:** \_\_\_\_\_

Address: \_\_\_\_\_ (street, city, state, zip)

Employment Verification Contact: \_\_\_\_\_ 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)

Employment Verification Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Employed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

*Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.*

Describe other income Applicant wants considered: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

|  |
|--|
| <p><b>Emergency Contact: (Do <u>not</u> insert the name of an occupant or co-applicant.)</b></p> <p>Name and Relationship: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip Code: _____</p> <p>Phone: _____ E-mail: _____</p> |
|--|

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**E. Occupant Information:**

Name all other persons that are not co-applicants who will occupy the Property:

|             |                     |            |
|-------------|---------------------|------------|
| Name: _____ | Relationship: _____ | DOB: _____ |
| Name: _____ | Relationship: _____ | DOB: _____ |
| Name: _____ | Relationship: _____ | DOB: _____ |
| Name: _____ | Relationship: _____ | DOB: _____ |

**F. Vehicle Information:**

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

| <u>Type</u> | <u>Year</u> | <u>Make</u> | <u>Model</u> | <u>License Plate No./State</u> | <u>Mo. Payment</u> |
|-------------|-------------|-------------|--------------|--------------------------------|--------------------|
| _____       | _____       | _____       | _____        | _____                          | _____              |
| _____       | _____       | _____       | _____        | _____                          | _____              |
| _____       | _____       | _____       | _____        | _____                          | _____              |
| _____       | _____       | _____       | _____        | _____                          | _____              |
| _____       | _____       | _____       | _____        | _____                          | _____              |

**Note: State, local, and/or HOA ordinances may restrict your ability to park certain vehicles on the Property.**

**G. Animals:**

Will any animals (dogs, cats, birds, reptiles, fish, other types of animals) be kept on the Property?

yes  no

If yes, list all animals to be kept on the Property:

| <u>Type &amp; Breed</u> | <u>Name</u> | <u>Color</u> | <u>Weight</u> | <u>Age in Yrs.</u> | <u>Gender</u> | <u>Neutered?</u>                                      | <u>Bite History?</u>                                  | <u>Rabies Shots Current?</u>                          | <u>Assistance Animal?</u>                             |
|-------------------------|-------------|--------------|---------------|--------------------|---------------|---|---|---|---|
| _____                   | _____       | _____        | _____         | _____              | _____         | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N |
| _____                   | _____       | _____        | _____         | _____              | _____         | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N |
| _____                   | _____       | _____        | _____         | _____              | _____         | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N |
| _____                   | _____       | _____        | _____         | _____              | _____         | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N | <input type="checkbox"/> Y <input type="checkbox"/> N |

**If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).**

**H. Additional Information:**

|                          |                          |
|--------------------------|--------------------------|
| <u>Yes</u>               | <u>No</u>                |
| <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"/> |

Will any waterbeds or water-filled furniture be on the Property?  
 Does anyone who will occupy the Property smoke or vape?  
 Will Applicant maintain renter's insurance?  
 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?

Has Applicant ever:

|                          |                          |
|--------------------------|--------------------------|
| <u>Yes</u>               | <u>No</u>                |
| <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"/> |

been evicted?  
 been asked to move out by a landlord?  
 breached a lease or rental agreement?  
 filed for bankruptcy?  
 lost property in a foreclosure?  
 been convicted of a crime? If yes, provide the location, year, and type of conviction below.

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Yes    No

- Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
- Has applicant had any credit problems, slow-pays or delinquencies? If yes, provide more information below.
- Is there additional information Applicant wants considered?

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I. Authorization:**

Applicant authorizes Landlord and Landlord's authorized 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.
- (4) Applicant is responsible for any costs associated with obtaining information.

**MUST INCLUDE DRIVERS LICENSE OR STATE ISSUED IDENTIFICATION**

\_\_\_\_\_  
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, \_\_\_\_\_ (Applicant), have submitted an application to lease a property located at 15382 Breedlove Pl, Addison, TX 75001 \_\_\_\_\_ (address, city, state, zip).

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

|  |                    |
|--|--------------------|
| <u>Raymond Leon &amp; Associates, LLC / Ray Mach</u> | (name)             |
| <u>5827 Del Roy Dr</u>                               | (address)          |
| <u>Dallas, TX 75230</u>                              | (city, state, zip) |
| <u>(214)502-9852</u> (phone) <u>(214)520-4443</u>    | (fax)              |
| <u>raymach@raymondleon.com</u>                       | (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.*

11/2/2015



## 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

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

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Phone: (214) 520-4443

Fax: (214) 520-4443

5827 DEL ROY

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# LANDLORD'S TENANT SELECTION CRITERIA & GROUNDS FOR DENIAL



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

(Street Address, City, State, Zip): 15832 Breedlove Pl, Addison, TX 75001

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.

*Listing Brokerage does not act in any capacity of Property Management and is hired by Owner to market the home For Lease and to identify able and willing tenants.*

Revised April, 2023

\_\_\_\_\_  
Tenant  
Initial

\_\_\_\_\_  
Tenant  
Initial

**THIS FORM PREPARED IN THE OFFICE OF: Sheils Winnubst PC, 1701 N Collins Blvd #1100, Richardson, TX 75080; Phone: (972) 644-8181**



# 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)  |

Signed by: Alia Morgulis 11/26/2024  
18760CAEB484433...  
 Landlord Alia Morgulis 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

*Listing Brokerage does not act in any capacity of Property Management and is hired by Owner to market the home For Lease and to identify able and willing tenants.*

*Revised April, 2023*