



Application Fee: \$45
Administration Fee: \$100

RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in leasing a dwelling from our company. In order to help you in making your decision, we have listed below the criteria for qualifying as a Resident with us.

1. A separate rental application must be fully completed online by each applicant and all co-applicants. Every person 18 years of age or older, who will be occupying the dwelling, must complete a rental application and pay the \$45 application processing fee.
2. The rental application will be reviewed upon submission for completion and to determine eligibility.
3. Each applicant must provide a valid, government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters, have a FICO score below 600 or who do not have sufficient income under paragraph 6 below, may qualify (pending owner's approval) by having the lease guaranteed by a guarantor. The guarantor must have a gross monthly income of at least three (3) times the monthly rent and must meet all other qualifying criteria. The guarantor must complete and sign a lease guaranty agreement. The lease may only be guaranteed by a relative or employer.
5. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available property, i.e., no more than two people per bedroom, in most circumstances.
6. Employment and monthly income must be verifiable. If employed, applicant must provide three (3) most recent pay stubs. Other sources of income and verification may include, but are not limited to, tax returns, bank statements, 1099's, proof of government payments, proof of investment or trust fund income, student loan or grant award documents, Court Orders for child or spousal support, etc. Gross monthly income of **each** applicant must be three (3) times monthly rent. (Otherwise, a guarantor is necessary with owner's approval.)
7. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant
 - Insufficient income
 - Criminal conviction by an applicant or by other occupants (including children) who plan to live in the unit.
 - Poor credit history of any applicant (credit reports are obtained; previous bankruptcy requires an additional security deposit equal to one month's rent)
8. Poor rental profile of any applicant (rental history reports are obtained). Rental history of: Non-payment or frequent late payment of rent, Eviction, Drug use, Poor housekeeping, Poor supervision of applicant's children, Unruly or destructive behavior by applicant, applicant's children or applicant's guests, Violence to persons or property by applicant, applicant's children or applicant's guests, and/or Non-payment of application fee and application deposit at the time of submittal.
9. Although some property owners may permit pets with a pet deposit and/or additional pet rent, the following breeds or mixes that are considered aggressive, will not be permitted at any property: **Pit Bull and Staffordshire Terrier, Doberman Pinschers, Rottweiler, German Shepherd, Chow, Great Dane, Presa Canario, Akita, Alaskan Malamute, Siberian Huskie and Wolf-hybrids.**
10. In order to secure a property, a completed, and qualified, application, application fee, \$100 nonrefundable administrative fee and application deposit must be remitted via separate cashier's check or money orders. No cash or personal checks will be accepted.

We do not discriminate on the basis of race, color, religion, sex, national origin, disability or family status.

I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.

Applicant Date

Applicant Date

Applicant Date

Applicant Date

Owner's Representative Date



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.

TRMC, Inc., dba The Rental Management Co	455513	ggraham@rentalmgmt.com	(361)949-9050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary L. Graham	304595	ggraham@rentalmgmt.com	(361)779-9050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Gary Graham Realty, 14613 S. Padre Island Dr. Corpus Christi TX 78418
Gary Graham

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (361)949-9050 Fax:

IABS - Corrected

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



ANIMAL INFORMATION SHEET

If you, or any other Resident/Occupant, will have an animal, please complete this form in its entirety.

Applicant Name(s): _____ Ph No: _____

_____ Ph No: _____

_____ Ph No: _____

Property Address: _____

Animal Name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of License: _____

License No: _____

Date of Late Rabies Shot: _____

Housebroken: _____

Animal Owner's Name: _____

Animal Name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of License: _____

License No: _____

Date of Late Rabies Shot: _____

Housebroken: _____

Animal Owner's Name: _____

Animal Name: _____

Type: _____

Breed: _____

Color: _____

Weight: _____ Age: _____

City of License: _____

License No: _____

Date of Late Rabies Shot: _____

Housebroken: _____

Animal Owner's Name: _____

Emergency Veterinarian:

Doctor: _____

Address: _____

City/State/Zip: _____

Phone: _____