4107 S. Bowen Rd. Suite 131 Arlington, TX 76016

QUALIFYING STANDARDS

1.	Income:	Income must be at least three times the amount of rent. If self-employed or retired we require a copy
		of previous year's tax return, W-2, or bank statement. Income must be verified for occupancy.
2.	Employment:	A prospect must have current verifiable employment. A full-time student that does not meet all
		requirements for the property will require a cosigner if approved by the owner. A cosigner for any
		applicant must meet all qualifying criteria.
3.	Rental History:	24 months verifiable prior residency. No outstanding debt to a landlord (not just in the last 24 mo.) and
		compliance with all items of the lease and community policies is required. (Living in a property that is
		owned by a relative does not constitute a tenant/landlord relationship for rental; verification purposes.)
		Owning your previous occupancy can take place of rental history. Occupancy has to be verifiable.
4.	Age:	Applicant must be at least 18 years of age. All occupants 18 years of age or older must complete an
		application, pay all application fees, and are required to be on the lease as a resident.
5.	Security Deposit	An application fee of \$35.00 (cash or money order) is required at time of application. A security
	& Application Fees	deposit in certified funds (Cashiers check or money order, no cash or personal checks)
		is recommended at time of application. The security deposit is not mandatory, but any application that
		is received without a security deposit cannot guarantee that the property will be secured for the
		applicant. The first qualified applicant that has a security deposit turned into Kautz Property
		Management, and has no additional requests, will be accepted for the property. The application fee is
		non-refundable, and will not be waived. A Separate Application and application fee is required for
		each occupant over the age of 18.
6.	Pet Deposit:	If the owner permits a pet, a pet fee is required (Usually \$175 Non-Refundable). Only one pet per
		living unit accepted unless owner authorizes exception.
7.	Credit:	A credit report must be processed for each applicant to show at least the last 24 months credit history.
		Medical or voluntary repossession will be waived in determining acceptable credit.
8.	Automatic Rejection:	Applicants will be automatically rejected for the following:
		 Anyone having been evicted by a prior landlord for cause.
		 Anyone convicted of a felony or manufacture, possession or distribution of a
		controlled substance.
		C. Falsification of application.
		 Outstanding debt to a previous landlord.
		E. Invalid Social Security Number.
		F. Failure to pay application fee.
		 G. Any application that has not been fully filled out, including applicants signing all
		pages of application.
9.	Property Acceptance:	Prospective tenant(s) are accepting the property in an as-is condition. Requests for changes to the
		property may be submitted in writing with the application.
10.	Photo ID:	Part of the application process is that all applicants must provide a driver's license (or other approved
		photo ID) so the leasing/management service can make a photocopy of it to put with the application.
11.	Signature:	By signing this you have reviewed the Qualifying Standards, and understand that this is the basis of
		how the results of your application will be determined.
12.	Disclosure:	Real estate brokers and salespersons are required by law to make properties available without regard
		to race, color, religion, national origin, sex, disability, or family status.

Received on	(date) at	(time)
		(unite)



TEXAS ASSOCIATION OF REALTORS®

RESIDENTIAL LEASE APPLICATION

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Property Address:				separate application.
Anticipated: Move-in	Date:	Monthly Dont &		Deposit: \$
Property Condition: 4		Worthly Rent: \$	Security	Deposit: \$
Property Condition: Applica Landlord makes no express following repairs or treatment	or implied warrenting	couraged to view the	Property prior to	submitting any application
Applicant was referred to Land	dlord by:			
Newspaper Sign	☐ Internet ☐ ○	ther	(name)	(phone
Annlicant's name (first				
Applicant's name (first, middle	, last)			
Applicant's former last	name (maiden or m	If yes, co-applicant n	nust submit a separate	application.
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mergency Contact: (Do not in	sort the name of			(ocanay)
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l and load a S				Apt. No (city, state, zip)
Landlord or Property Manag	ger's Name:			(City, state, zip)
Email:Phone: Day:				
Prione: Day:	Nt:	Mb.		
Date Moved-In	Mov	ve-Out Date	Pont &	-ax:
Reason for move:			Kent \$	-ax:
oplicant's Previous Address:				
B				Apt. No
Previous Landlord or Prope Email:	ty Manager's Name	:		(city, state, zip)
Phone: Day:	Nt:	Mb		
AR-2003) 1-1-14		MU.	F	ax:
atz Property Mangement LLC PO Box 15 one: 817-419-0088 Fax: 817-4	0107 Arlington, TX 76015			Page 1 of 4
		Kautz 070 Fifteen Mile Road, Fraser, M		Application
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116	sidential Lease A	application conc	erning						
		n		D-4		it	R	ent \$	
Ap	plicant's Curren	t Employer							
	Supervisor's N	lame:			Dhai				_ (street, city, state, zip)
	E-mail:				Phor	ne:		Fax:	
	Start Date:		Cre	and Manth	11.	_			
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App	olicant's Previou	is Employer							
	Supervisor's N	ame:			51				(street, city, state, zip)
	E-mail:				Phon	e:		_ Fax:	
	Employed from		to		Pross Mon	thly Incom	ne: \$		Position:
Des	cribe other inco	ome Applicant	wants cons	idered:					
_	all vehicles to b	Year	Make			lodel	License	e/State	Mo.Pymnt.
Will a	any pets (dogs, s, list all pets to	cats, birds, re be kept on the	ptiles, fish, a	and other	pets) be k	ept on the	Property?	yes 🗖 no	
Туре	& Breed	Name	Color	Weight A	ge in Yrs.	Gender	Neutered?	Declawed?	Rabies Shots Current? no yes no
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been evicted? been asked to move out by a landlord? breached a lease or rental agreement? filed for bankruptcy? lost property in a foreclosure?									
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		Is anv	occupant a	registered	t sev offe-	dor			
		Are th	ere any crim	inal matte	ers pendin	d against	2DV 000/		
		Are there any criminal matters pending against any occupant? Is there additional information Applicant wants considered?							

Residential Lease Application concerning
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 pers knowledgeable of such information.
Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separ written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord not 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 \$
Fees: Applicant submits a non-refundable fee of \$
 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 crimin history, credit history, current income and rental history. Applicant understands that providing inaccurate or incomplete information is grounds for rejection of the application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lead the 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

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1	2014	OF REALTORS® IS NOT AUTHORIZED.		
to lea	se a property located at	(Applicant), have submitted an application		
	andlord, broker, or landlord's representative is:	(address, city, state, zip).		
	PO Box 150107	_ (address)		
	kautzrepairs@gmail.com			
(1)	to my current and former employers to release any information about my to my current and former leadless to the above-named person;			
(3)	to my current and former landlords to release any information about my re- to my current and former mortgage lenders on property that I own or hav my mortgage payment history to the above-named person;	ental history to the above-named person; we owned to release any information about		
(4)	to my bank, savings and loan, or credit union to provide a verification above-named person; and			
(5)	to the above-named person to obtain a copy of my consumer report (cragency and to obtain background information about me.	edit report) from any consumer reporting		
	nt's Signature Date			
the: A the in quest.	ny broker gathering information about an applicant acts under spec offormation described in this authorization. The broker maintains a p	cific instructions to verify some or all rivacy policy which is available upon		

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Application



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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

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.

Kautz Property Mangement LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9001298 License No.	Email	(817)419-0088 Phone
Hans Kautz Designated Broker of Firm	0410615 License No.	Hanskautz@hotmail.com Email	(817) 419-0088 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tena Regulated by the Texas Real Estate Commi	ant/Seller/Landlord Initials		able at www.trec.texas.gov