

Application, IBS, Dallas Crime & Renters Insurance Form

Deliver ALL 5 pages & Fee: Application fee per tenant is non-refundable for Credit, Background, Criminal History & Processing. Submit all apps in one email per rental address & one payment via [VENMO](#) per rental address to be considered complete. See agent for [Venmo](#) info & App Fee amount. **No text or photo of applications accepted.**

APPLICATION FOR ADDRESS

Move-In Date

Full Name on ID _____ DOB _____

Email (*Tenant checks daily*) _____

_____ CELL _____

DL# _____ Soc. Security # _____

****Name of Tenant for UTILITIES & Leaserunner (rent) Accounts** _____

Frat/Sorority Applicant is in: _____ currently Sophomore or Junior _____

PARENT CONTACT INFORMATION:

Name _____ Cell _____

Address&City _____ State _____ Zip _____

Email: _____

EMERGENCY CONTACT INFORMATION (other than parent listed above& must be 21 & older):

Name _____ Cell _____

Address _____ State _____ Zip _____

Email _____

Other Occupants to reside at the Property

Name _____ AGE _____

Name _____ AGE _____

Name _____ AGE _____

Name _____ AGE _____

AUTO Make _____ Model _____ Year _____ Lic./State _____

NO ANIMALS OF ANY KIND ALLOWED; No Waterbeds or water filled furniture on this property; No Smoking on this property. Each Applicant **MUST** maintain active Renters Insurance if accepted for this Property for duration of the lease.

Notice of Owners Right to Continue to Show the Property: The Property remains on the market until a lease is signed by all parties. Until then the Owner may continue to show the Property to other prospective tenants and accept another offer. **Section 92.3515 of the Property Code; and The Fair Credit Reporting Act, 15 U.S.C.A, Section 1681, Chapter 41. Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided. These criteria are being provided in reference to the Property located at the following address:**

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. No Felonies of any kind.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Applicant must have at least 2 years of verifiable positive rental history
3. **Current Income:** Income must be 3X the rental amount after taxes. Debt will be considered in determining income that can be used toward rent.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) 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.

Authorization: Applicant authorizes Owner/Owner Agent, at any time before, during, or after any tenancy, to:

- (1) Obtain a credit and/or criminal background check related to Applicant and any occupant; and
- (2) Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Acknowledgement & Representation:

- (1) Signing this application indicates that Applicant has had the opportunity to review Owner tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income & 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 Signature

DATE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>DFW Executive Reality</u>	<u>0459415</u>	<u>edwash1@msn.com</u>	
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u>Name of Designated Broker of Licensed Business Entity, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u>Name of Sales Agent/Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>

Tenant Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501

Greenworks Properties LLC, 4231 Travis St. #7 Dallas, TX 75205

Phone: (214) 597-8667

Fax:

Karen Green

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.lwolf.com



Single Family Crime Prevention Lease Addendum

The information on this document is required by Dallas City Code Sec. 27-43 to be provided upon lease or renewal of a lease of a single family rental property in addition to the property lease submitted to _____

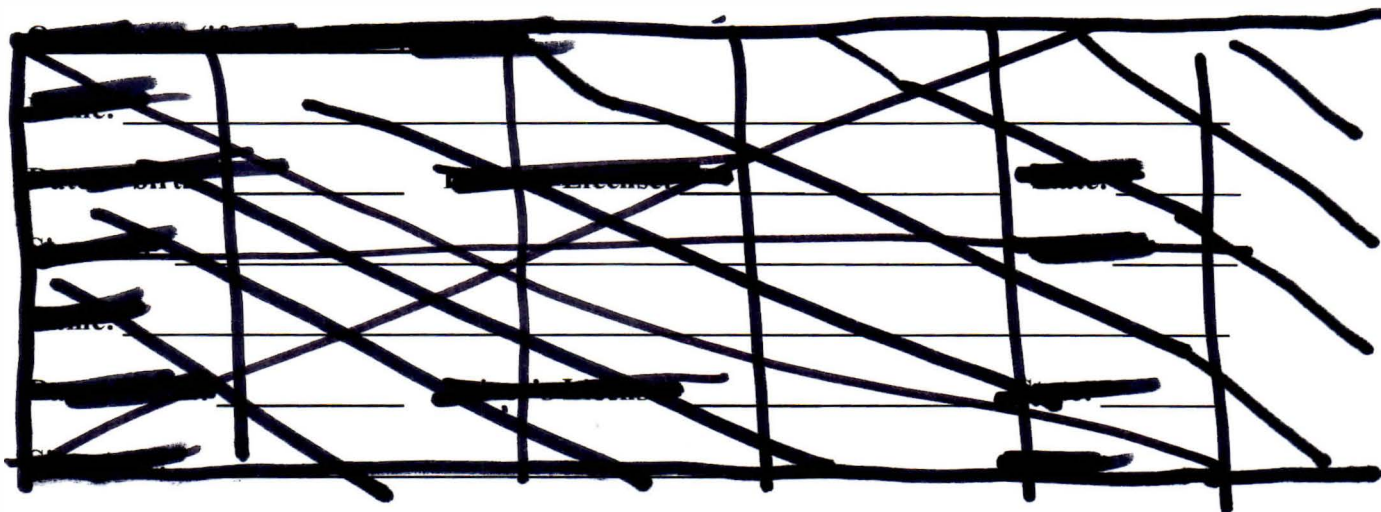
Property address

Applicant

Name: _____

Date of birth: _____ Driver's License: _____ State: _____

* Signature: _____ * Date: _____



This document notifies the applicant and/or occupant of the Crime Free Lease Addendum. The owner or operator of the single family rental property will initiate eviction proceedings if the applicant or tenant, or any guest or co-occupant engages in any abatable criminal activity on the premises of the single family rental property.

An abatable criminal activity includes robbery or aggravated robbery; aggravated assault; murder; prostitution; criminal gang activity; discharge of firearms; gambling; manufacture, sale or use of drugs; and manufacture or sale of alcoholic beverages.

Provided by: Leasing Agent, [Signature] Date: _____
Owner/Manager/Agent

Renter's Insurance

This page must be completed, signed, and included as part of the Application.

A. What is Renter's Insurance?

Renter's insurance is a policy purchased by the Tenant that provides coverage for personal property, liability, and medical payments. Liability coverage is damages/repairs for certain damages to the Owner's property while renting. Property coverage is for the Tenant(s) property/ items the Tenant(s) own and helps protect against risks such as theft, fire, or water damage. Policy must be in tenants name and not extended from any other person's policy. Tenant(s) must provide via email, proof of coverage to Property Manager prior to lease move-in date and upon renewal date of the lease. Failure to maintain active renter's insurance coverage is considered a breach/violation of the Lease.

B. Insurance Requirements

Tenant(s) are required, as a condition of the Lease, to obtain and maintain renter's insurance throughout the term of tenancy with all items below:

1-Personal Liability minimum Coverage: \$500,000

2- Medical Payments to Others minimum Coverage: \$5,000

3- Additional Interest: The Landlord's company w/ Landlord address

4- Proof of payment that all 12 months of policy has been paid in full (NOT monthly/quarterly)

C. Student & Guardian Info

Rental Property Address: _____

Full Name on ID: _____

Phone: _____ Email: _____

Guardian/Parent Full Name: _____

Phone: _____ Email: _____

D. Renters Insurance Provider(s)

Multiple Renters Insurance contacts will be provided via email to all Tenants approx. 2-3 weeks prior to move-in date.

Applicant Signature _____ **DATE** _____