

Herman Boswell Property Management

1125 W. Abram St. Arlington TX 76013
Main: 817-274-1800 / Fax: 817-795-8008

Residential Lease Qualifying Criteria

We are delighted that you are interested in leasing one of our properties. 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 completed, dated and signed by each applicant and all co-applicants that are 18 years of age or older. (The fee is \$50.00 per applicant)
2. Applications must be complete with all necessary paperwork and application fees paid before it is considered a valid application and processing started.
3. Each applicant must provide the following:
 - a. Copy of driver's license or government photo identification if you don't have a driver's license.
 - b. Proof of employment and verifiable monthly income. Rent may be no more than 28% of total monthly income of applicants. (In some circumstances, a guarantor may co-sign on the lease.)
 - c. 5 years of verifiable residency indicating no outstanding debt to any previous landlord.
4. Completed applications will be reviewed to ensure we have all the correct information necessary to determine your eligibility.
5. If pet(s) are permitted **WITH OWNER'S DISCRETION**, a pet deposit is required. **Damage to the home as well as to the yard is a deductible expense.**
6. This application includes a credit history evaluation (we don't use credit scores), a rental history verification, an employment/income verification and a criminal background check **ON ALL APPLICANTS.**
7. Causes for Rejection:
 - a. Eviction by a previous landlord
 - b. Outstanding debt or unpaid charges to a previous landlord
 - c. Excessive late rent payments in the last 2 years
 - d. Any felony for a violent crime
 - e. Registered as a sex offender
 - f. Any nonviolent felony less than 5 years old
 - g. Habitual misdemeanors in the last 2 years
 - h. Insufficient income or unprovable income
 - i. Excessive delinquent credit accounts
 - j. Excessive unpaid utility bills
 - k. The inability to have all utilities put in one of the tenant's names
 - l. Bankruptcy within the last 2 years that has not been discharged or dismissed
 - m. Falsification of the rental application

We make all properties available to all persons regardless of race, color, religion, sex, handicap, familial status, national origin, sexual orientation or gender identity.

I HAVE READ AND UNDERSTAND THE RENTAL CRITERIA DESCRIBED ABOVE.

Applicant

Date

Co-Applicant

Date

Owner's Agent

Date

Herman Boswell Property Management

Rental Application - Primary

Property Information	
Address:	Date:

Applicant Information			
Applicant's Full Name (Last, First, Middle Initial)	Date of Birth	Social Security Number	Drivers License #
Phone # (Main)	Phone # (Work)	Email:	
Name of Co-Applicant(s) (Separate Application required)			
(Last, First, Middle Initial)	(Last, First, Middle Initial)	(Last, First, Middle Initial)	

Applicant's Past Residencies				
Current Residence				
Applicant's Current Address	City	State	Zip Code	Move in/out Dates: From - To
Current Landlord's Name	Landlord's Phone #		Monthly Rent \$:	
Reason Moved?				
Previous Residence				
Applicant's Previous Address	City	State	Zip Code	Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:	
Reason Moved?				
Applicant's Previous Address	City	State	Zip Code	Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:	
Reason Moved?				
Applicant's Previous Address	City	State	Zip Code	Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:	
Reason Moved?				

Applicant Employment-List minimum of last 2 years				
Current Employer		Address		Monthly Income \$
Supervisor Name	Supervisor Phone #	Position	Employed From _____ To _____	
Previous Employer		Address		Monthly Income \$
Supervisor Name	Supervisor Phone #	Position	Employed From _____ To _____	

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Rental Application – Co-Applicant

Property Information	
Address:	Date:

Co-Applicant Information			
Co-Applicant's Full Name (Last, First, Middle Initial)	Date of Birth	Social Security Number	Drivers License #
Phone # (Main)	Phone # (Work)	Email:	
Name of Primary/Co-Applicant(s) (Separate Application required)			
Primary Applicant Name	(Last, First, Middle Initial)	(Last, First, Middle Initial)	

Co-Applicant's Past Residencies			
Current Residence			
Co-Applicant's Current Address	City	State	Zip Code
			Move in/out Dates: From - To
Current Landlord's Name	Landlord's Phone #		Monthly Rent \$:
Reason Moved?			

Previous Residence			
Co-Applicant's Previous Address	City	State	Zip Code
			Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:
Reason Moved?			

Co-Applicant's Previous Address	City	State	Zip Code
			Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:
Reason Moved?			

Co-Applicant's Previous Address	City	State	Zip Code
			Move in/out Dates: From - To
Landlord's Name	Landlord's Phone #		Monthly Rent \$:
Reason Moved?			

Co-Applicant Employment-List minimum of last 2 years			
Current Employer	Address		Monthly Income \$
Supervisor Name	Supervisor Phone #	Position	Employed From _____ To _____
Previous Employer	Address		Monthly Income \$
Supervisor Name	Supervisor Phone #	Position	Employed From _____ To _____

List all persons occupying the dwelling but not signing the lease		
Name:	Relationship:	Age:
Name:	Relationship:	Age:
Name:	Relationship:	Age:

List all Vehicles to be parked at the property (cars, trucks, motorcycles, trailers, boats, etc.)		
Vehicle 1		
Type: _____	Make: _____	Year: _____
Color: _____	License #: _____	State: _____
Vehicle 2		
Type: _____	Make: _____	Year: _____
Color: _____	License #: _____	State: _____
Vehicle 3		
Type: _____	Make: _____	Year: _____
Color: _____	License #: _____	State: _____

List all pets you will have on the property				
Type:	Breed:	Age:	Weight:	Gender:
Type:	Breed:	Age:	Weight:	Gender:
Type:	Breed:	Age:	Weight:	Gender:
Other pet (fish, birds, reptiles etc.) Explain how kept:				

Emergency Contact (over 18 & not living at property)				
Name	Address	City	State	Zip Code
Phone # (Main)	Phone # (Work)	Relationship		

Additional Information	
Will any occupant smoke in the dwelling? _____	_____
Will any waterbeds be in the dwelling? _____	_____
Any other income you would like considered.	_____
Explain on the right:	_____

Additional Rental and/or Criminal History. Please answer yes (Y) or no (N) to each question
Has applicant, spouse, co-applicant or any occupant ever:
Been evicted or asked to move out? _____ broken a rental agreement? _____ filed bankruptcy? _____
Been sued for rent or property damage? _____ Lost property due to foreclosure? _____
Been arrested for a felony or sex related crime that resolved by conviction, probation, deferred adjudication, court ordered community supervision, or pretrial diversion? _____
Been arrested for a felony or sex related crime that has not been resolved yet? _____
If yes to any of the questions listed above, explain:

Application Agreement

I (we) certify that the foregoing information is accurate and true to the best of my (our) knowledge and hereby authorize verifications of such information via credit reports, rental history verification, employment verification, criminal background check and other means.

1. **APPLICATION FEE (NOT REFUNDABLE).** An application fee in the amount of \$50.00 for each applicant/occupant over 18 years of age will be delivered to Herman Boswell Property Management prior to the commencement of the application process. Again, the **APPLICATION FEE IS NOT REFUNDABLE.** (HBPM DOES NOT ACCEPT PERSONAL CHECKS FOR THESE FEES)
2. **APPROVAL.** A Herman Boswell Representative will notify the applicant(s) of approval within three (3) business days after all necessary information has been received. Applicants must bring in the security deposit within three (3) business days of approval and make an appointment to sign the lease.
3. **WITHDRAWAL BY APPLICANT.** If applicant or any co-applicant withdraws an application or notifies Herman Boswell Property Management that they changed their mind about renting the dwelling, any security deposit already paid will be retained by the owner as liquidated damages and all parties have no further obligation to each other.
4. **KEYS.** Keys and/or access devices will be furnished on the lease commencement date only (a) after the lease and all other rental documents have been signed by the owner's agent, all applicants/co-applicants, and (b) after all applicable security deposits have been paid in full.
5. **Herman Boswell Property Management represents the owner on all rental transactions.**
6. **ALL MONIES FOR DEPOSIT(S) AND FIRST MONTH RENT MUST BE PAID SEPARATELY BY CASHIER'S CHECK(S) OR MONEY ORDER(S) PAYABLE TO: HERMAN BOSWELL PROPERTY MANAGEMENT**

Notice: This property may not be taken off the market and we may continue to accept additional applications until:

- a. your completed application is received, processed and approved
- b. funds for the security deposit and first month's rent have been received
- c. the lease has been fully executed

Applicant's Rental Offer:

Address of Dwelling _____			
Move-In Date _____	Length of Lease _____		
Monthly Rent _____	Security Deposit _____	Pet Deposit _____	
Other Requirements _____			

An Application Fee of \$50.00 Is Required For All Tenants/Occupants Over 18 Years of Age
YOU MUST READ THE FULL APPLICATION AGREEMENT BEFORE SIGNING.

Applicant grants Herman Boswell Property Management permission to process their application (Verifying Employment, Rental History, Criminal Background and Credit History) and applicant grants Herman Boswell Property Management permission to share this information with the Property Owner.

Applicant's Signature _____		Date _____		
Co-Applicant's Signature _____		Date _____		
Payment Method for Application Fee:	Cash	Credit	Money Order	Cashier's Check
Owner's Agent 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.

11-2-2015



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.

Herman Boswell, Inc.	143374	info@boswellrentals.com	817-274-1800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry Wayne Boswell	221287	hermanboswellpm@gmail.com	817-274-1800 x. 302
Designated Broker of Firm	License No.	Email	Phone
Sheri Lyn Swaine	597169	sswaine@boswellrentals.com	
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

CREDIT CARD AUTHORIZATION FORM

DATE: _____

AMOUNT CHARGED: \$ _____

CARD HOLDER'S NAME: _____

CARD TYPE: _____

CARD #: _____ - _____ - _____ - _____

EXPIRATION DATE: _____ / _____ CVV _____

CARDHOLDER'S COMPLETE BILLING ADDRESS (ASSOCIATED WITH CARD):

STREET ADDRESS

CITY STATE ZIP

I agree to pay the above amount according to the card issuer agreement.

X _____
(Customer Signature)

For Office Use Only:

AGENT'S NAME: _____

PROPERTY ADDRESS: _____

NOTICE TO APPLICANTS

The personal information you have provided on your lease application is protected under the privacy act. This company has a privacy policy that is available upon request.

Applicants should satisfy any concerns regarding sex offenders in any area where they might consider residing. This information is available free of charge at www.records.tsdps.state.tx.us Sex Offender Listings.

Applicants are responsible for verifying schools and square footage.

CHECKLIST

- ___ Residential Lease Qualifying Criteria Form
- ___ Rental Application
- ___ Application Agreement – Authorization to Release Information Related to a Lease Form
- ___ Information About Brokerage Services Form signed and dated
- ___ Application Fee of \$50.00 Per Applicant Included
- ___ Copy of Valid Driver's License or Government Picture ID
- ___ Proof of Income – current check stubs or tax returns are usually sufficient

Upon Approval:

- ___ Administrative Fee of \$75.00 Per Property
- ___ Proof of Renter's Insurance carrying \$100,000 to \$300,000 liability policy which names the Owner and Herman Boswell Property Management as an "additional insured" is required.

My signature below indicates that I had the opportunity to review the Residential Lease Qualifying Criteria. The Residential Lease Qualifying Criteria may include factors such as criminal history, credit history, current income and rental history. I understand that if I do not meet the qualifying criteria or if I provide inaccurate or incomplete information, my application may be rejected and my application fee will not be refunded.

I also grant Herman Boswell Property Management permission to share my information on this application, including credit information and criminal background, with the Property Owner(s).

Applicant's Signature

Date

Co-Applicant's Signature

Date