



Maxx Property Management Texas Starwood Farms

Thank you for inquiring about a rental property with Maxx Property Management TX.

We have been successful with assisting people such as yourself with finding the perfect rental for your needs. Attached you will find our application for your review and completion. It is helpful if you will begin to gather the following documents below and put them into a folder for future use.

You will need:

- Be knowledgeable of your credit score
- Two months of Pay Stubs
- Copy of your Driver's License
- Copy of your Social Security Card
- Previous year's Tax Return
- Two months of Bank Statements

Each realtor and/or property management company will require these documents for any rental property, and it will be helpful to have the documents readily available.

A fee of \$45.00 for the application process will be needed for each person over the age of 18 who will occupy the home. A rental history, criminal background check and job history will be completed to occupy our lease homes.

We look forward to working with you to make your house hunting job an easy one.

Thank you,

Starwood Farms Townhomes



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LEASING GUIDELINES and CHECKLIST

Thank you for choosing a Maxx Property Management TX home to lease. This packet must be completed in its entirety. Please submit application to your Realtor and have them confirm all documents needed are included and this application is complete. This will expedite the processing of your application, due to we can only process complete applications. Your Realtor will submit your application via email to Griffin Hill at Management@StarwoodFarmstownhomes.com or deliver to the Starwood Farms Management Office at 12603 Telge Rd Cypress, TX 77429.

Texas Real Estate Commission requires that we disclose to you Information About Brokerage Services, which states Maxx Property Management TX "Maxx PM TX" is a licensed Broker in the State of Texas and has signed a written contract with the owner to fully represent them (Agent for Owner) in all business dealings as they pertain to the rental property you are applying to lease. Please contact a Realtor if you have any questions about your rights concerning the lease of this property. Please see "*Information About Brokerage Services*" for full details concerning Brokerage Services.

Application Checklist – ALL required documents MUST be submitted

1. All occupants 18 years of age and older needs to complete an application in full.
2. Each applicant provides a valid ID.
3. Submit your preferred actual move in date on your application. We do not accept "ASAP", date should be not be more than 15-20 days out and not a Weekend or Holiday.
4. Applications are to be submitted with a \$45.00 application fee per applicant 18 or over. Applications will not be processed until the application fee is paid. The application fee is non-refundable. ***Application fees may be paid by Money Order, Cashier's Check, or Credit Card.** For Credit Card option, please complete the Credit Card Authorization form and include a photo of the front and back of the card. A photo of a valid ID matching the name of the card holder must be submitted. **NO personal check or cash accepted.**
NOTE: Maxx PM TX will run a background check on each applicant, which includes credit, criminal, rental history, current and previous employment. This process can take 2-3 business days, if accurate information is provided.
5. Submit two Months of most current paystubs for each applicant whose income will be considered.
NOTE: If you are self-employed, most recent tax Return and three months of most recent bank statements will need to be submitted.
6. Provide documentation for all income to be considered in application, i.e. Child Support, Social Security, etc.
7. **Tenant must provide** current shot records, photo of your pet(s) and breed of pet from Veterinarian with application. List all pets to be kept on the property (dogs, cats, birds, reptiles, fish, or other pets). **We do not accept "mutt" or "mixed"** as a breed description. **We do not accept** breeds commonly associated as aggressive. An additional increase to the Security Deposit is required for each pet (\$250.00 per pet).

Approval Process:

1. In order to be approved for the rental, the following items will be verified and approved:
 - a. Approved credit and criminal background checks,
 - b. Approved previous and current employment & income
 - c. Approved tenant rental history
2. Your Realtor will be notified via email of approval or denial. If you are denied, you will be mailed a notice allowing you to receive a copy of your credit report at no charge.
3. The lease agreement will be signed and explained in detail.
4. You are required to setup your Electricity and Gas 5 business days prior to move-in. A copy of the utility confirmation submitted to our office.
5. Please note, the rental property stays on the market and will continue to be shown until all funds are paid and the lease has been executed.

ALL PERSONS WILL BE TREATED FAIRLY AND EQUALLY WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN, OR SOURCE OF INCOME.



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Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria is being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

1. **Current Income:** Landlord may ask for verification of income as stated on the Lease Application. Based upon the rent rate, the Landlord may require verifiable, sufficient income to lease the property to you.
(i.e., paystubs, bank statements and or tax returns)
2. **Credit History:** Landlord will obtain a Credit Report and verify your credit history and the Landlord's decision to lease the property may be based upon information obtained from this report.
3. **Criminal History:** Landlord will obtain a criminal history check on all applicants 18 years of age and older who are applying for the property. Landlord's decision to lease property may be influenced by criminal activity.
4. **Rental History:** Landlord will contact and confirm your previous rental history. Landlord's decision to lease you the property may be influenced by the information provided to us by your previous landlord.
5. **Applicant Information Must be Factual:** Failure to provide accurate information on the application will be considered by Landlord when making the decision to lease the Property.
6. **General:** Landlord may have specific criteria that pertains to a specific unit. This will be given to the applicant if it pertains to the home they are inquiring about.
7. **Approval Criteria:** The following items may negatively affect your application approval:
 - Incomplete Rental History, Evictions, Insufficient Income, Previous offenses against Landlords, Convicted Sex Offender, Drug Convictions including Intent to Sell, Domestic Violence Convictions, Credit Score, and/or Bankruptcy.

Signing this acknowledgment indicates that you have 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 you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

Printed Name: _____

Applicant Signature: _____ Date: _____

This form must be signed, dated, and returned by each applicant along with the completed application.

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Residential Lease Application

Property Address _____ Unit # _____ City _____ Zip _____

Anticipated Move in Date _____ Monthly Rent \$ _____ Security Deposit \$ _____

Applicant referred by: Realtor _____ Sign ___ Internet ___

Realtor's E-mail _____ Realtor's phone _____ -

Applicant's Name (first, middle, last) _____

Applicant's Former Last Name (maiden or married) _____

Email _____ Home and/or Cell _____ Work _____

Social Security _____ Driver's License _____ Date of Birth ___/___/___

U.S. Citizen _____ Documentation from the Bureau of Citizenship and Immigration _____

Emergency Contact Information: Name _____ Phone _____

Address _____ Email _____ Relationship _____

List all occupants that will occupy the property:

Name _____ Relationship _____ Date of Birth _____

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Name _____ Relationship _____ Date of Birth _____

Applicant's Current Address _____ City _____ Zip _____

Landlord's Name _____ Email _____

Contact Number _____ Date of Move-In _____ Date of Move-Out _____ Rent \$ _____

Reason for Leaving _____



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Applicant's Previous Address _____ City _____ Zip _____

Landlord's Name _____ Email _____

Contact Number _____ Date of Move-In _____ Date of Move-Out _____ Rent \$ _____

Reason for Leaving _____

Applicant's Current Employer _____

Supervisor's Name _____ Phone _____ Email _____

Start Date _____ Gross Monthly Income \$ _____ Position _____

***Note: If self-employed submit last year's tax return and three months of most recent bank statements.**

Applicant's Previous Employer _____

Start Date _____ End Date _____ Gross Monthly Income \$ _____

Position _____ Supervisor's Name _____

Phone _____ Email _____

List all vehicles to be parked on the property:

Year _____ Make _____ Model _____ License Plate _____ Color _____

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Tenant must provide current shot records, photo of your pet(s) and breed of pet from your veterinarian with application. List all pets to be kept on the property (dogs, cats, birds, reptiles, fish, or other pets). **We do not accept** "mutt" or "mixed" as a breed description. **We do not accept** breeds commonly associated as aggressive.

Name: _____ Breed: _____ Weight _____ Age: _____ Color: _____ All Shots Current: Yes ___ No ___

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Has applicant viewed property prior to applying? **YES** ___ **NO** ___ If no, will applicant allow their agent to view & accept property on their behalf? **YES** ___ **NO** ___

Does anyone that will occupy the property smoke? **YES** ___ **NO** ___

Will applicant maintain renter's insurance? **YES** ___ **NO** ___

Has applicant ever been evicted or breached a lease agreement? **YES** ___ **NO** ___ If yes, when/explain _____

Has applicant ever filed for bankruptcy? **YES** ___ **NO** ___ If yes, when _____

Has applicant ever been convicted of a crime? **YES** ___ **NO** ___ If yes, when/explain _____

Is the applicant a registered sex offender or ever been convicted of a sexual crime? **YES** ___ **NO** ___

Is the applicant a member of the military? **YES** ___ **NO** ___ If yes, status _____

NON-REFUNDABLE CREDIT AND CRIMINAL CHECK

_____(Initial) Applicant submits herewith a non-refundable payment in the amount of \$45.00 per applicant 18 or over for the credit check and processing charge. I hereby authorize Maxx Property Management TX "Maxx PM TX" (Agent) to contact credit service organizations, personal and credit references given herein, plus my employers to verify the information I have given. I also authorize Agent to report to credit service organizations any information relevant to my unsatisfied obligations to Agent or Landlord after I vacate the property. I also authorize Agent to share the information on this application and related verification data to anyone Agent feels is part of the qualifying process including the owner of the property. I acknowledge this application is the property of the Agent.

INFORMATION ABOUT BROKERAGE SERVICES - AGENCY DISCLOSURE

_____(Initial) I understand that Maxx PM TX is the Agent and representative for the owner and will be paid a fee by the Owner. I also understand that Maxx PM TX has signed an agreement with the owner of this property, and by law and according to the guidelines set forth by the Texas Real Estate Commission, Maxx PM TX must only represent and act in the best interest of the owner in negotiations, representations, and leasing this property. RPM Houston is a licensed Broker in the state of Texas. I have read the Information About Brokerage Services - Agency Disclosure and fully understand Maxx PM TX is the Owner's representative in all dealings pertaining to this property.

PROPERTY CONDITION

_____(Initial) I also understand that this property is being leased "AS IS" in its present condition. Any stipulations, changes or modifications which I require of the property, or the lease term are written on the back of this application and signed by each applicant. Your requests will be submitted to the owner, and verbal agreements must be put in writing to be valid and legal.

SECURITY DEPOSIT DEPOSIT AMOUNT \$ _____

_____(Initial) It is my desire to enter into a lease agreement with the Agent for the property listed above, and agree that my payment of the deposit is a binding agreement between myself and Maxx PM TX. Pending the approval of my application, Maxx PM TX agrees to accept the deposit amount above to secure my tenancy at the above property. Upon signing the lease, this deposit will become a part of the lease agreement and will be applied to the tenant's security deposit. If Maxx PM TX declines my application, I will be reimbursed the full amount of the deposit.

NOTICE OF LANDLORD'S RIGHT TO CONTINUE TO SHOW THE PROPERTY

_____(Initial) Unless landlord and applicant enter into a separate written agreement otherwise, the property remains on the market until all funds are paid and a lease is signed by all parties. Landlord will continue to show the property to other prospective tenants and accept another offer.

ADMINISTRATIVE FEES

_____(Initial) I understand an administrative fee of \$200.00, made payable to Maxx PM TX, is due at lease closing upon approval.

_____(Initial) I acknowledge Property Manager will charge a monthly \$4.99 technology fee to Tenant's "My" ledger which must be paid monthly.

Applicant Signature _____ Date _____ RPM Houston _____ Date _____



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AUTHORIZATION TO RELEASE INFORMATION RELATED TO
A RESIDENTIAL LEASE APPLICANT

I, _____ (Applicant) have submitted an application
to lease the property located at _____ Unit # _____.

The Landlord's Agent is Maxx Property Management TX located at 15715 Tuckerton Rd Suite #400, Houston TX 77095. The contact information by phone (281) 747-9460.

Acknowledgements & Representation:

- (1) I had the opportunity to review the Landlord's Agent tenant selection criteria, which is included in this application packet or available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.
- (2) I understand 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 me in breach of any lease I may sign.
- (3) I represent that the statements in the application are true and complete.

I hereby give my permission:

- (1) To my current and former employers to release my information about my employment history and income history to Maxx Property Management TX.
- (2) To my current and former landlords to release any information about my rental history to Maxx Property Management TX.
- (3) To my bank to provide a verification of funds I have on deposit to Maxx Property Management TX.
- (4) To Maxx Property Management TX to obtain a copy of my consumer credit and criminal report from any consumer reporting agency and to obtain background information about me.

Applicant Signature _____ Date _____

Maxx Property Management TX _____ Date _____

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Credit Card Payment Authorization Form
for Application Fees

Transaction Amount: \$ _____ Payment Type: _____
\$45.00 per person (18 yrs. and up) (Visa/Mastercard)

Card Number _____ (Visa or Master Card)

Card Expiration Date: __ __ / 20 __ __

CVV2 Number: __ __ __
(3 digits on back of credit card)

Cardholder's Information:

Applicant's Information:

First Name: _____ First Name: _____

Last Name: _____ Last Name: _____

Billing Information (address where statement is mailed):

Street Address: _____

City: _____ State _____ Zip Code _____

*A copy of the front and back of card must be submitted with this form in order to be processed.

Cardholder Signature: _____

Deliver to our Starwood Farms Townhomes Office located:
12603 Telge Rd. Cypress, TX 77429
or email to Management@Starwoodfarmstownhomes.com