

FREQUENTLY ASKED QUESTIONS

“Why am I being charged an application fee?”

Redfearn Property Management runs a credit check with Trans Union, we make phone calls to verify your rent history, your employment and to check public records. We fax forms to employers to verify your job / salary and fax forms to your present / past landlord. The \$25 application fee helps cover the cost to process applications. This is NON REFUNDABLE.

“How long is the application process?”

48 to 72 hours excluding weekends and holidays. If we have problems contacting your references listed on the application, you will be responsible to get the information we are requesting from you.

“Why do I need to leave a security deposit when I leave the application?”

When we accept an application for a property we are taking it off the market while we check the information on your application. When we take the property off the market the owner of the property will lose 48 to 72 hours (excluding weekends and holidays) of marketing. During that time period another tenant could have been secured for the property.

We must know that you are committed to leasing the property. We feel that leaving a security deposit shows that commitment.

We cannot hold a property without a security deposit. If another application is received with a security deposit, that application will be checked first.

“If I leave a security deposit and change my mind do I get my deposit back?”

No. When you turn in your application to lease a property we expect you to be sure that that you are ready to lease the property. We are making a commitment to you by taking the property off the market; you are making a commitment to lease the property by leaving your security deposit.

“If you turn me down, do I get my security deposit back?”

Yes. After we check the information on your application and we find that we cannot approve you for the rental we will refund the security deposit.

“Do you take cash, check or money order for the security deposit?”

We only take money orders for the security deposit.

We appreciate your business, if you have other questions or concerns please do

Rental Application
Redfearn Property Management
903-577-7007 fax 903-577-1767

Date: _____ Property: _____

Applicants Full Name: _____ Date of Birth: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

Social Security Number: _____ Driver's License Number/State: _____

Vehicle Make: _____ Model: _____ Color: _____

Year: _____ License Plate Number/State: _____

Co- Applicants Full Name: _____ Date of Birth: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

Social Security Number: _____ Driver's License Number/State: _____

Vehicle Make: _____ Model: _____ Color: _____

Year: _____ License Plate Number/State: _____

Rental History

Current Address: _____ Current Rent _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Previous Address: _____

Dates Lived at Address: _____ Reason for Leaving: _____

Landlord/Manager: _____ Landlord/Manager's Phone: _____

Applicants Employment

Name of Employer: _____

Employer Address: _____ Office / Personnel Number: _____

Dates Employed at This Job: _____ Position or Title: _____

Co-Applicants Employment:

Name of Employer: _____

Employer Address: _____ Office / Personnel Number: _____

Dates Employed at This Job: _____ Position or Title: _____

Pets

Will you or any occupants have a pet? _____ How Many: _____ Indoor/Outdoor: _____

What kind: _____

****SOME PROPERTIES MANY NOT ALLOW PETS.**
SOME PROPERTIES MAY REQUIRE AN ADDITIONAL PET SECURITY DEPOSIT

Income

1. Your monthly income: \$ _____ 2. Co-Applicants monthly income: \$ _____ TOTAL INCOME: \$ _____

Tenants initials _____ Tenants initials _____

Additional Occupants

List everyone, including children, who will live with you:

Full Name _____ Relationship to Applicant _____

Full Name _____ Relationship to Applicant _____

Full Name _____ Relationship to Applicant _____

Full Name _____ Relationship to Applicant _____

Miscellaneous

Do you have a waterbed? _____ Do you or any occupants smoke? _____ yes _____ no

Do you have renters insurance? _____

**** PLEASE BE ADVISED THAT THE LANDLORD/OWNER IS NOT RESPONSIBLE FOR DAMAGE TO YOUR PERSONAL PROPERTY.**

1. Have you or any occupant ever: Been evicted? _____ yes _____ no
2. Have you or any occupant ever: Broken a rental agreement or lease contract? _____ yes _____ no
3. Have you or any occupant ever: Been sued for non payment of rent? _____ yes _____ no.
4. Have you or any occupant ever: Filed for bankruptcy? _____ yes _____ no
5. Have you or any occupant ever: Been convicted of a felony? _____ yes _____ no
6. Are you or any occupant under investigation or have pending charges with any police department? _____yes _____no

Explain any "yes" listed above: _____

Section 92.108 LIABILITY FOR WITHHOLDING LAST MONTH'S RENT

(a) The tenant may not withhold payment of any portion of the last month's rent on grounds that the security deposit is security for unpaid rent.

(b) A tenant who violates this section is presumed to have acted in bad faith. A tenant who in bad faith violates this section is liable to the landlord for an amount equal to three times the rent wrongfully withheld and the landlord's reasonable attorney's fees in a suit to recover the rent.

References and Emergency Contact

Personal Reference: _____ Relationship: _____

Address: _____ Phone: _____

In case of emergency, notify: _____

Address: _____ Phone: _____

I certify that all the information given above is true and correct and understand that my lease or rental agreement may be terminated if I have made any false or incomplete statements in this application.

I authorize verification of the information provided in this application from TransUnion, any other credit sources, current and previous landlords, employers, personal references and any public records. I authorize Redfearn Property Management to release any information on this application to obtain these records

By leaving a security deposit to hold the property you acknowledge that the deposit is NON REFUNDABLE if you change your mind and don't take the property.

Date _____ Applicant _____

Date _____ Applicant _____

We require a copy of your driver's license and social security card.

**APPLICATIONS TAKE 48 TO 72 HOURS TO PROCESS,
excluding weekends.**

Redfearn Property Management
1010 N. Jefferson
Mt. Pleasant, Texas 75455
903-577-7007
903-577-1767 fax

I am applying for a rental property with Redfearn Property Management and I hereby give my permission for you to release all the information that Redfearn Property Management is requesting.

APPLICANT	CO-APPLICANT
Name: _____	Name: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Phone Number: _____	Phone Number: _____
Social Security: _____	Social Security: _____
Income: _____	Income: _____

A copy of your driver's license is required.

Signature Date

Signature Date

**Credit Retriever
Trans Union**

APPLICANT/TENANT CONSENT

I hereby consent to allow Redfearn Property Management through its designated agent and its employees, to obtain and verify my credit information, criminal information, and/or eviction information for the purpose of determining whether or not to lease an apartment or house to me. I understand that should I lease an apartment or house, Redfearn Property Management and its agent shall have the continuing right to review my credit information, criminal information, rental application, payment history and occupancy history for account review purposes and for improving application review methods.

Applicants Name

Date

Signature

Co-Applicants Name

Date

Co-Applicants Signature

