

Information About Brokerage Services

EQUAL HOUSING

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. 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:
 - 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.

At Home Properties	0513670	AtHome@BCSAtHome.com	(979)696-5357	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Melissa Clinton	0515060	Melissa@BCSAtHome.com	(979)696-5357	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
 Bu	yer/Tenant/Seller/Landlord Initials	 Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Lease 2024

Rental Qualifying Criteria & Guidelines:

Please take a few minutes to review our criteria and guidelines and discuss any questions you may have before you submit an application and the non-refundable application fee.

You will be treated fairly – we will not discriminate against any person because of RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, and FAMILIAL STATUS OR HANDICAP. We will comply with all state and federal fair housing and anti-discrimination laws.

The head of household must be at least 18 years of age unless familial status applies.

To reside on the premises all residents/occupants 18 years of age and older must:

- Provide a valid driver's license or state issued photo identification,
- Complete an application without omissions or falsifications
- Meet all of our remaining qualifications, and
- Execute a lease agreement

The number of occupants in your apartment may not exceed 2 per bedroom. An infant less than 6 months old is not considered an occupant.

Grounds for which your rental application may be denied include:

- 1. Inaccurate ID the name, date of birth, and license/ID number must match exactly with the application.
- 2. A criminal offense history In general, a criminal record alone does not tell the whole story, and is not an automatic denial. However, you must convince us that things have changed and that there is little chance that you will commit any future criminal offenses. All criminal offenses that you have been charged with must be fully disclosed on a supplemental criminal history questionnaire, and submitted with your application.
- 3. Insufficient Residential history Your mortgage and rental history must be favorable, all prior lease agreements must have been fulfilled, and address updates submitted to the USPS for each move. The following examples of unfavorable history are not an automatic denial. However, you must convince us that things have changed and that you will have a positive history with us, and may require a Guarantor/Cosigner and/or additional deposits.
 - a. Questionable history examples include no recent history, multiple moves, late pays, etc.
 - b. Negative history examples include rule violations, damaged property, unpaid lease obligations, eviction, etc. Negative history must be fully disclosed on a supplemental history questionnaire submitted with your application.
- 4. Insufficient history of Financial responsibility You must show verifiable evidence of your ability to fulfill the financial obligations, or we may require a Guarantor/Consignor and/or additional deposits. Examples of verifiable evidence include:
 - a. You must have verifiable income (pay stubs, tax returns, etc.) that is at least 3 times the amount of the rent. All applicants for this proposed lease (including spouse, roommates, etc.) may combine their income to meet this requirement.
 - b. Your credit history must receive a positive rating from our screening service. The following items may have a negative effect on your rating:

No credit history Past due payment history Collection or Write-offs Bankruptcies Foreclosures

Repossessions Tax Liens or Judgments History of NSF checks Multiple IDs Multiple addresses

- 5. Misrepresentation Providing any false, misleading, or omitting information in the application process.
- 6. Failure to pass the background check Your application will be screened by our staff, Tenant Tracker, and the National Criminal Tracking Center. The information you have provided must match favorably with these verification processes.
- 7. Failure to obtain a suitable Guarantor/Consignor if required A Guarantor/Consignor must meet all of the above credit history standards with a verifiable income that is at least 4 times the amount of the rent.

Important Notices & Understanding:

Our criteria and guidelines are strictly for our use to evaluate your application to enter into this business transaction, and in no way is it intended to be part of any warranty or sales promise.

Mitigating circumstances – on a case by case basis we may waive or modify some criteria requirements based upon our reasonable judgment. For example, the credit history shows unfavorably due to a medical emergency, a contested divorce, etc.

Consumer reports are not perfect; however they are an important part of our background checks. To help ensure that your application and information about you is given fair consideration we use Tenant Tracker. If we use consumer report information as part of an adverse decision we will give you a letter of disclosure with instructions on how to resolve any discrepancies. You may have any corrected information resubmitted to us for further consideration. This process is not a promise of any unit availability or that any resubmitted report will cause your application to be approved.

You understand that our criteria and guidelines are subject to change, and that within Fair Housing guidelines we evaluate each situation separately. Further, that we will continue to monitor each occupant for criteria and lease compliance. Any change in your status should be reported to the management, and likewise we will notify you if we make or identify any changes.

We are not qualified nor are we assuming any obligations for making any representations to you about the suitability of our property to you specific need, safety, or health considerations you may have. You are to use your own judgment or to seek third party expert advice before making those decisions. Some examples are: will the age and location of the property cause allergy issues for me, will my cell phone service work at this location, what type of criminal activity has been reported in the area, or what registered sex offenders live in the area.

The application fee is non-refundable (whether it is approved, decline, or withdrawn). By signing below you acknowledge that prior to submitting your application and the application fee you have had the opportunity to review the landlord's tenant selection criteria ("Rental Qualifying Criteria & Guidelines"). The criteria do include factors such as criminal history, credit history, current income, and rental history. If you do not meet the qualifying criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Further, you understand and authorize us and others to send and receive information about you, by any and all means to ensure criteria and guideline compliance. You represent that you have the legal authority to enter into these contemplated agreements for each of the occupants listed below.

Printed Name(s) of Occupants:					
Date:	Signature(s):				



Received on	(date) at	(time)



RESIDENTIAL LEASE APPLICATION

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Each occupant and co-applicant 18 years or older must submit a separate application.

Property Address:		
Anticipated: Move-in Date:	Monthly Rent: \$	Security Deposit: \$
Initial Lease Term Requested:	(months)	
A. Applicant Identification:		
Applicant's name (as listed on proof of identity	fication)	
Applicant's former last name (if	applicable)	Makila Dh
E-mail	Цог	Mobile Ph.
Do you consent to receiving text message	101 1952 Ves 100	Soc. Sec. No.
Driver License/ID No	jes : yes ⊓o in	(state) Date of Birth
Height Weight		olor (state) Date of Birth Hair Color
Are there co-applicants? yes no Co-applicant's name		
Co-applicant's name		relationship
Co-applicant's name		relationship
B. Property Condition:		
Applicant has has not viewed the F	roperty in-person pr	or to submitting this application.
Applicant is strongly encouraged to	view the Property	in-person prior to submitting any application.
•		he Property's condition. Applicant requests Landlord d Applicant and Landlord enter into a lease:
C. Representation and Marketing:		
Is Applicant represented by a REALTC If yes, Name: Company:		
Company:E-mail:		Phone Number:
Applicant was made aware of Property Sign Internet Other		

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Residential Lease Application concerning	
D. Applicant Information:	
Housing:	
Applicant's Current Address:A	pt. No
Landlord or Property Manager's Name:	(CITy, State, Zip)
Email:	
Phone: Day:	
Reason for move: Nove out bate New Part Control of the Control of t	
Applicant's Previous Address:	 \pt. No
	(city, state, zip)
Landlord or Property Manager's Name:	
Email:	
Phone: Day:	
Reason for move: Nove Out Date Rent \$	
incason for move.	
Employment and Other Income:	
Applicant's Current Employer:	
Address:	(street, city, state, zip)
Employment Verification Contact: Phon	ne:
Fax: E-mail: Start Date: Gross Monthly Income: \$ Position:	
Start Date: Gross Monthly Income: \$ Position:	
Otal Date. Cross Monthly Income. ϕ	's tax return attested
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional.	
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional.	
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address:	_ (street, city, state, zip)
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact:	ne:
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact:	ne:
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: Employed from to Gross Monthly Income: \$Posi	ne:ition:
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: E-mail:	ne:ition:
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: E-mail: Employed from to Gross Monthly Income: \$Posing Note: Applicant is responsible for including the appropriate contact information for employed from the self-employed from the self-emplo	ition: nployment verification
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: E-mail: Employed from To Gross Monthly Income: \$ Positive Note: Applicant is responsible for including the appropriate contact information for empurposes.	ition: nployment verification
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: E-mail: Employed from To Gross Monthly Income: \$ Positive Note: Applicant is responsible for including the appropriate contact information for empurposes.	ition: nployment verification
Note: If Applicant is self-employed, Landlord may require one or more previous year by a CPA, attorney, or other tax professional. Applicant's Previous Employer: Address: Employment Verification Contact: Fax: E-mail: Employed from To Gross Monthly Income: \$ Positive Note: Applicant is responsible for including the appropriate contact information for empurposes.	ition: nployment verification

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Residential Lease Applic	cation concernin	j					
E. Occupant Infor	mation:						
Name all other pers	ons that are r	ot co-applicants	who will occu	py the Pro	perty:		
Name:Name:			Rela Rela	ntionship: ntionship:		DOI DOI DOI DOI	B: B:
Name:			Reia	luoristiip.			D
F. Vehicle Informa							
List all vehicles to b	e parked on tl <u>Year</u>	he Property (cars <u>Make</u>	s, trucks, boats <u>Model</u>	s, trailers,	motorcycles, o		s of vehicles): Mo. Payment
Note: State, local, ar	ad/or HOA ord	inances may rest	rict vour abilit	v to park	certain vehicles	s on the Dr	
G. Animals:	id/of floa ofd	mances may rest	rict your abilit	y to park t	ertani verncie:	s On the Fi	operty.
Will any animals (do ☐ yes ☐ no	ogs, cats, bird	s, reptiles, fish, o	ther types of a	animals) b	e kept on the	Property?	
If yes, list all animal	s to be kept o	n the Property:					
		or <u>Weight Age in</u>		_	Site History	Rabies Shots Currer YNN YNN YNN YNN	Y N Y N
If any of the anima				ase prov	ide appropriat	e documer	ntation with a
reasonable accomm H. Additional Info	-	St for the assista	nce animai(s).				
	illiation.						
Yes No	Does anyo Will Applica Is Applican If yes, is th one year o	aterbeds or water ne who will occup ant maintain rente t or Applicant's s e military person r less?	oy the Propert er's insurance pouse, even it	y smoke (? f separate	or vape? ed, in military?	ary person	n's stay to
Has Applicant ever: Yes No	been e been a breach filed for lost pro	victed? sked to move out ed a lease or ren bankruptcy? perty in a foreclo onvicted of a crime	tal agreement sure?	?	tion, year, and	type of con	
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Reside	ential Lease Applic	ation concerning
<u>Yes</u>	<u>No</u>	
		Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
		Has applicant had <u>any</u> credit problems, slow-pays or delinquencies? If yes, provide more information below.
		Is there additional information Applicant wants considered?
Addit		
I. A	uthorization:	
tenar	ncy, to:	s Landlord and Landlord's authorized agent, at any time before, during, or after any
(2	2) obtain a crim 3) verify any re	of Applicant's credit report; inal background check related to Applicant and any occupant; and not be not related to Applicant and any occupant; and not not such that application with the vledgeable of such information.
sepa	rate written agre	's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a seement otherwise, the Property remains on the market until a lease is signed by all parties on tinue to show the Property to other prospective tenants and accept another offer.
Priva	i cy Policy: Land	flord's agent or property manager maintains a privacy policy that is available upon request.
		mits a non-refundable fee of \$ 60.00 to At Home Properties r processing and reviewing this application.
		will not submit an application deposit of \$ to be applied to the security ion of a lease or returned to Applicant if a lease is not executed.
Ackn	nowledgement_	& Representation:
	1) <u>Signing this</u>	application indicates that Applicant has had the opportunity to review Landlord's tenant
		eria, which is available upon request. The tenant selection criteria may include factors such
(2		story, credit history, current income, and rental history. derstands that providing inaccurate or incomplete information is grounds for rejection of this
\-		nd forfeiture of any application fee and may be grounds to declare Applicant in breach of
, .		e Applicant may sign.
•	,	resents that the statements in this application are true and complete.
(2	+) Applicant is r	esponsible for any costs associated with obtaining information.
Appli	cant's Signature	e Date
For La	andlord's Use:	
On		,,
	Applicant 🗌	by phone mail e-mail fax in person that Applicant was
□ ад	oproved 🗌 not app	proved. Reason for disapproval:

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request.

Melissa Clinton



AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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to lease a property loca	tod at		(4 1 1	, have submitted an application
	iled at			(address, city, state, zip).
The landlord, broker, or l	landlord's ren	oresentative is:		
The fariational, broker, or i	•	At Home Propert	ies	(name)
		Iniversity Drive E		(address)
		Bryan, TX 7780		(city, state, zip)
(979)	696-5357	(phone)	(979)485-5321	(fax)
	AtHo	ome@BCSAtHon	ne.com	(e-mail)
I give my permission: (1) to my current and	l former empl	loyers to release a	ny information about my	employment history and income
history to the abo	ve-named pe	erson;		
(2) to my current and person;	l former landl	ords to release an	y information about my r	ental history to the above-named
• •			on property that I own root the above-named pe	or have owned to release any erson;
(4) to my bank, savir the above-named	-		provide a verification o	f funds that I have on deposit to
` ,	•	o obtain a copy of n background infor		redit report) from any consumer
Applicant's Signature			Date	

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Fax: 979.696.3267