

K-Nor Property Management, L.P.

K-Nor L.L.C, Broker

www.k-norrentals.com

(972)875-7903

206 S. Clay St. Suite B

Ennis, TX 75119

Application Instructions

Applicant will not be accepted if:

- Applicant does not have a social security or TIN number.
- Applicant has ever been evicted or have a rent related charge against their credit
- Applicant has been convicted of a felony

Bad credit is not necessarily automatic rejection - it is up to the individual property owner

Renters Insurance is required for all New Approved Renters.

Application fee: the application will be processed after the fee has been collected

1 person = \$45

2 people, married = \$45 (legally married, credit reporting bureaus do not recognize common-law)

Roommates = \$45 each

This applies to all occupants over the age of 18

Rent:

- On the day the lease is signed, the first full month's rent plus the security deposit and pet deposit, if any, are to be paid
- Partial month pro-ration is due on the first day of the second month.
- Leases are for 12 months. There will be a minimum of \$100 up-charge for month-to-month or short term leases depending on property owner's requirements.
- Renters insurance is required. We have an arrangement with State Farm Insurance to allow monthly payments during your tenancy or you may arrange for your own insurance.

Deposit:

The property remains on the market until a deposit is received and a lease is signed.. **If you change your mind, your deposit will not be refunded.** The deposit check will be deposited into our bank account when it is received.

Approval:

Approval is based on criminal history, credit history, current income and rental history. The owner of the property has final approval of prospective tenants

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 maybe rejected, and your application fee will not be refunded."

Signature of applicant(s)

Date

Our Privacy policy is available upon request

RENTAL APPLICATION

K-Nor Property Management, L.P.

Each applicant over 18 years of age must submit a separate application. A legally married couple may submit a joint application. **Please print clearly.**

ABOUT YOU: Full name <u>exactly</u> as it appears on drivers license or government ID:						
Last Name:		First Name:		Middle Name:		
Address as it appears on drivers license or ID: ADDRESS:			CITY/ST/ZIP:			
Drivers license # and ST:			Cell:			
Former last names (maiden and married):			Email Address:			
Social Security #:						
Birth date: (mm/dd/yyyy)		Sex:	Height:	Weight:	Eye color:	Hair color:
Marital Status: <input type="checkbox"/> SINGLE <input type="checkbox"/> MARRIED <input type="checkbox"/> DIVORCED <input type="checkbox"/> WIDOWED <input type="checkbox"/> SEPARATED						

YOUR SPOUSE: Full name <u>exactly</u> as it appears on drivers license or government ID:						
Last Name:		First Name:		Middle Name:		
Address as it appears on drivers license or ID: ADDRESS:			CITY/ST/ZIP:			
Drivers license # and ST:			Cell:			
Former last names (maiden and married):			Email Address:			
Social Security #:						
Birth date: (mm/dd/yyyy)		Sex:	Height:	Weight:	Eye color:	Hair color:

CURRENT ADDRESS:	
Address (where you now live): _____	
City/ST/Zip: _____	
Home phone #:(_____) _____	Current monthly rent/mortgage: \$ _____
Name of apartment: _____	
Name of manager/owner: _____	Email: _____
Their phone #: (_____) _____	Date moved in: _____
Why are you leaving your current residence? _____	

PREVIOUS ADDRESS:

Your previous home address: _____

City/ST/Zip: _____

Name of Apartment: _____

Name of Manager/Owner: _____ Email: _____

Their phone #: (_____) _____ Previous monthly rent/mortgage: \$ _____

Date you moved in: _____ Date your moved out: _____

EMPLOYMENT:

Present employer: _____

Address: _____

City/ST/Zip: _____

Work phone #: (_____) _____

Position: _____

Gross monthly income: \$ _____ Date you started: _____

Supervisor's name and phone number: _____

PREVIOUS EMPLOYMENT:

Previous employer: _____

Address: _____

City/ST/Zip: _____

Work phone #: (_____) _____

Position: _____

Gross monthly income: \$ _____ Date you started: _____

Supervisor's name and phone number: _____

SPOUSE'S EMPLOYMENT:

Present employer: _____

Address: _____

City/ST/Zip: _____

Work phone #: (_____) _____

Position: _____

Gross monthly income: \$ _____ Date you started: _____

Supervisor's name and phone number: _____

RENTAL/CRIMINAL HISTORY: Have you, your spouse or any occupant ever:

Yes No

- been evicted or asked to move out?
- broken a rental or lease agreement?
- been sued for nonpayment of rent?
- been convicted or received deferred adjudication for a felony?
- been arrested for a felony which has not been adjudicated by dismissal, acquittal or conviction?
- declared bankruptcy?

Please indicate year, location and charge of any felony. Indicate year and location of any eviction:

Do you or any occupant smoke? Yes _____ No _____

ALL OTHER OCCUPANTS: Names of all persons adults/children who will occupy the unit.

Name: _____ Relationship: _____

Sex: _____ Birth date: _____ Social Security #: _____ DL/ID #: _____

Name: _____ Relationship: _____

Sex: _____ Birth date: _____ Social Security #: _____ DL/ID #: _____

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Name: _____ Relationship: _____

Sex: _____ Birth date: _____ Social Security #: _____ DL/ID #: _____

Name: _____ Relationship: _____

Sex: _____ Birth date: _____ Social Security #: _____ DL/ID #: _____

VEHICLES: List all vehicles to be parked by you, your spouse, or any occupant: including cars, trucks, motorcycles, trailers, etc.

Make of vehicle: _____ Model: _____

Year: _____ Color: _____ License #: _____ State: _____

Make of vehicle: _____ Model: _____

Year: _____ Color: _____ License #: _____ State: _____

Make of vehicle: _____ Model: _____

Year: _____ Color: _____ License #: _____ State: _____

OTHER INFORMATION:

Will you or any occupant have a pet? Yes No

Type, weight, breed, age, gender, color and name of each pet:

As your pet ever bitten or injured any person? Yes ___ No ___

Are your pets up to date on Shots? Yes ___ No ___

Are your pets Neutered? Yes ___ No ___

EMERGENCY CONTACT: Emergency contact person over 18 who will not be living with you:

Name: _____ Email: _____

Address: _____ City/ST/Zip: _____

Work phone #: (_____) _____ Home phone #: (_____) _____

Relationship: _____

If you are seriously ill, missing, in jail or penitentiary, according to an affidavit of the above person, or if you die, you authorize (check one or more): the above person; your spouse; your parent; your child to enter your dwelling to remove all contents, as well as your property in the mailbox, storerooms, and common areas. If no box is checked, you authorize any of the above at our option. If you are seriously ill or injured, you authorize us to send for an ambulance at your expense. We are not legally obligated to do so.

How were you referred?

All of the statements are true and complete.

I authorize DataTrace to obtain a copy of my credit report from any consumer credit reporting agency.

I give permission to my current and former employers to release any information about my employment and income.

I give permission to my current and former leaseholders to release any information about my rental history.

Applicant's signature

Date

Spouse's signature

Date

FOR OFFICE USE ONLY

Property address: _____

Unit# _____

Anticipated move in date: _____ Monthly rent: \$ _____

Security deposit: \$ _____



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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 coincidental 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.

<u>K-Nor, L.L.C.</u>	<u>9002778</u>	<u></u>	<u>(972)875-7903</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Norma Epstein</u>	<u>0574380</u>	<u>norma@normaepstein.com</u>	<u>(214)543-2339</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Norma Epstein</u>	<u>0574380</u>	<u>propertymanager@k-norrentals.com</u>	<u>(972)875-7903</u>
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov