



## SUNRISE REAL ESTATE

&  
PROPERTY MANAGEMENT

# Rental Requirements

(ELIGIBILITY TO VIEW PROPERTY)

By signing this form you agree that you meet **ALL** the rental criteria for the property. **Verification will be obtained after an application is received. Signature and a copy of your ID are required PRIOR to viewing any Sunrise Real Estate properties.** Providing inaccurate information will result in a denial of your application.

### 1. NO EVICTIONS

2. **CRIMINAL RECORD** A background check will be performed on each applicant. The information in this report can influence your approval.

3. **600 CREDIT SCORE (minimum)** A credit check will be performed on each applicant. The information in the report can influence your approval.

4. **3X INCOME (of monthly rent)** We will accept paystubs, bank statements, or tax returns. Income can be combined from anyone 18+.

5. **POSITIVE RENTAL HISTORY** If this is your first time renting but you previously owned your home we will accept proof of mortgage payments in lieu of rental history.

### 6. NON-RELATIVE REFERENCES

7. **EVERYONE 18+ LIVING AT THE PROPERTY MUST MEET ALL REQUIREMENTS AND COMPLETE A BACKGROUND/ CREDIT CHECK.** (\$50 subject to change and non-refundable)

8. **PETS** Will be approved on a case by case basis. Due to insurance regulations beyond our control vicious breeds can not be accepted. Pet deposits are non-refundable.

9. **MOVE-IN DATE** Can not be in excess of **30 days** from your application date.

10. **RENTERS INSURANCE** Is **REQUIRED** and a copy of the policy showing liability limits of 300K minimum must be submitted **PRIOR** to your move-in date. Keys can not be given until proof is shown.

\*If ANY of these requirements are not met you are subject to owing a double deposit to qualify\*

*I have read the above criteria. I understand signing this form will not guarantee my application will be approved.*

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



EQUAL HOUSING  
OPPORTUNITY



## 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 identification) \_\_\_\_\_

Applicant's former last name (if applicable) \_\_\_\_\_

E-mail \_\_\_\_\_ Mobile Ph. \_\_\_\_\_

Work Ph. \_\_\_\_\_ Home Ph. \_\_\_\_\_

Do you consent to receiving text messages? [ ] yes [ ] no Soc. Sec. No. \_\_\_\_\_

Driver License/ID No. \_\_\_\_\_ in \_\_\_\_\_ (state) Date of Birth \_\_\_\_\_

Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye Color \_\_\_\_\_ Hair Color \_\_\_\_\_

Are there co-applicants? [ ] yes [ ] no **Note: If yes, each co-applicant must submit a separate application.**

Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

Co-applicant's name \_\_\_\_\_ relationship \_\_\_\_\_

### B. Property Condition:

Applicant [ ] has [ ] has not viewed the Property in-person prior to submitting this application.

**Applicant is strongly encouraged to view the Property in-person prior to submitting any application.**

Landlord makes no express or implied warranties as to the Property's condition. Applicant requests Landlord consider the following repairs or treatments should Applicant and Landlord enter into a lease: \_\_\_\_\_

### C. Representation and Marketing:

Is Applicant represented by a REALTOR® or other agent? [ ] yes [ ] no

If yes, Name: \_\_\_\_\_

Company: \_\_\_\_\_

E-mail: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Applicant was made aware of Property via:

[ ] Sign [ ] Internet [ ] Other \_\_\_\_\_

Residential Lease Application concerning \_\_\_\_\_

**D. Applicant Information:**

**Housing:**

**Applicant's Current Address:** \_\_\_\_\_ Apt. No. \_\_\_\_\_  
(city, state, zip)

Landlord or Property Manager's Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Move In Date: \_\_\_\_\_ Move Out Date: \_\_\_\_\_ Rent \$ \_\_\_\_\_

Reason for move: \_\_\_\_\_

**Applicant's Previous Address:** \_\_\_\_\_ Apt. No. \_\_\_\_\_  
(city, state, zip)

Landlord or Property Manager's Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Move In Date \_\_\_\_\_ Move Out Date: \_\_\_\_\_ Rent \$ \_\_\_\_\_

Reason for move: \_\_\_\_\_

**Employment and Other Income:**

**Applicant's Current Employer:** \_\_\_\_\_

Address: \_\_\_\_\_ (street, city, state, zip)

Employment Verification Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

*Note: If Applicant is self-employed, Landlord may require one or more previous year's tax return attested by a CPA, attorney, or other tax professional.*

**Applicant's Previous Employer:** \_\_\_\_\_

Address: \_\_\_\_\_ (street, city, state, zip)

Employment Verification Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Employed from \_\_\_\_\_ to \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

*Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.*

Describe other income Applicant wants considered: \_\_\_\_\_

**Emergency Contact: (Do not insert the name of an occupant or co-applicant.)**

Name and Relationship: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**E. Occupant Information:**

Name all other persons that are not co-applicants who will occupy the Property:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ DOB: \_\_\_\_\_

**F. Vehicle Information:**

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

<u>Type</u>	<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>License Plate No./State</u>	<u>Mo. Payment.</u>

***Note: State, local, and/or HOA ordinances may restrict your ability to park certain vehicles on the Property.*****G. Animals:**

Will any animals (dogs, cats, birds, reptiles, fish, other types of animals) be kept on the Property?

[ ] yes [ ] no

If yes, list all animals to be kept on the Property:

<u>Type &amp; Breed</u>	<u>Name</u>	<u>Color</u>	<u>Weight</u>	<u>Age in Yrs.</u>	<u>Gender</u>	<u>Neutered?</u>	<u>Bite History?</u>	<u>Shots Current?</u>	<u>Rabies</u>	<u>Assistance</u>	<u>Animal?</u>

***If any of the animals listed above are assistance animals, please provide appropriate documentation with a reasonable accommodation request for the assistance animal(s).*****H. Additional Information:**Yes   No

[ ] [ ] Will any waterbeds or water-filled furniture be on the Property?  
 [ ] [ ] Does anyone who will occupy the Property smoke or vape?  
 [ ] [ ] Will Applicant maintain renter's insurance?  
 [ ] [ ] Is Applicant or Applicant's spouse, even if separated, in military?  
 [ ] [ ] If yes, is the military person serving under orders limiting the military person's stay to one year or less?

Has Applicant ever:

Yes   No

[ ] [ ] been evicted?  
 [ ] [ ] been asked to move out by a landlord?  
 [ ] [ ] breached a lease or rental agreement?  
 [ ] [ ] filed for bankruptcy?  
 [ ] [ ] lost property in a foreclosure?  
 [ ] [ ] been convicted of a crime? If yes, provide the location, year, and type of conviction below.  
 [ ] [ ] Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.  
 [ ] [ ] Has applicant had any credit problems, slow-pays or delinquencies? If yes, provide more information below.  
 [ ] [ ] Is there additional information Applicant wants considered?

Additional comments: \_\_\_\_\_

## I. Authorization:

Applicant authorizes Landlord and Landlord's authorized agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

**Notice of Landlord's Right to Continue to Show the Property:** Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

**Privacy Policy:** Landlord's agent or property manager maintains a privacy policy that is available upon request.

**Fees:** Applicant submits a non-refundable fee of \$ \_\_\_\_\_ to \_\_\_\_\_ (entity or individual) for processing and reviewing this application.

Applicant  submits  will not submit an application deposit of \$ \_\_\_\_\_ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.

**Notice: Pursuant to Texas Property Code Chapter 5, Subchapter H, certain buyers and renters may be prohibited from purchasing real property or entering into leases for one year or more. Buyers and renters who believe these restrictions may apply to them should consult an attorney before entering into the transaction.**

## Acknowledgement & Representation:

- (1) Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.
- (2) Applicant understands 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 Applicant in breach of any lease the Applicant may sign.
- (3) Applicant represents that the statements in this application are true and complete.
- (4) Applicant is responsible for any costs associated with obtaining information.

Applicant's Signature

Date

### **For Landlord's Use:**

On \_\_\_\_\_, \_\_\_\_\_ (name/initials) notified  Applicant  \_\_\_\_\_ by  phone  mail  e-mail  in person that Applicant was  approved  not approved. Reason for disapproval: \_\_\_\_\_



## AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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I, \_\_\_\_\_ (Applicant), have submitted an application to lease a property located at \_\_\_\_\_  
\_\_\_\_\_ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

\_\_\_\_\_ (name)  
\_\_\_\_\_ (address)  
\_\_\_\_\_ (city, state, zip)  
\_\_\_\_\_ (phone) \_\_\_\_\_ (fax)  
\_\_\_\_\_ (e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

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Applicant's Signature

Date

*Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.*