



Application Fax Packet

Fax

To:	Frontline Property Management	From:	
Fax:	817-288-5511	Pages:	
Phone:	817-377-3190	Date:	
Re:	Application	cc:	

Urgent For Review Please Comment Please Reply Please

Recycle

● Comments: The information contained in this facsimile message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender at the above contact information immediately and destroy all copies of this message and any attachments.

**Please find attached the following required documents:
(Please check off each required item as you compile your documents to fax)**

- Application, if not filled out online**
- Application Addendums (below)**
- Copy of government issued identification**
- Copy of social security card**
- Copy of most recent pay stub, or other official income verification**
- Authorization to Release Information (below)**

5601 Bridge St. #504
Fort Worth, TX 76112

Office: 817-377-3190
Fax: 817-288-5511

Authorization to Release Information Related to a Residential Lease Applicant

Texas Association of REALTORS, Inc. 2007

I, _____ (Applicant), have submitted an application to lease the property located at _____ (address, city, state, zip.)

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

Frontline Property Management
5601 Bridge St. #504
Fort Worth, TX 756112
817-377-3190 (phone) 817-288-5511 (fax)

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 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.

Applicant's Signature

Date

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

Texas Association of REALTORS, Inc. 2007

www.frontlineproperty.com

Agreement for Application Deposit and Hold on Property

Texas Association of REALTORS, Inc. 2007

1. Property: "Property" mean: _____ (address)
_____ (city, state, zip)

2. Application and Deposit: In addition to the non-refundable application fee described in a residential lease application that the undersigned Applicant(s) has submitted to the undersigned Landlord, Applicant has delivered to Landlord an Application Deposit in the amount of \$100.00.

3. Hold: Landlord will remove the Property from the market and will not lease the Property to another person:

(A) if and when Landlord approves Applicant as a tenant. Landlord is not obligated to remove the Property from the market until Landlord notifies Applicant of approval.

4. Obligations Upon Approval or Non-Approval:

(A) If Landlord approves Applicant as a tenant for the Property, Landlord will notify Applicant of the approval not later than the 7th day after the date this agreement becomes binding.

(B) Not later than the 2nd day after Landlord notifies Applicant of the approval, Applicant must sign a written lease for the Property with terms described in this agreement and the Application Deposit will be credited to the security deposit in the lease.

(C) If Landlord does not approve Applicant or does not notify Applicant of approval within the time required, Landlord will refund the Application Deposit to the Applicant and this agreement will terminate.

(D) If Landlord notifies Applicant of approval and Applicant fails to sign the lease within the time required, Landlord will retain the Application Deposit and may lease the Property to another person.

(E) If Applicant withdraws Applicant's application or breaches this agreement, Landlord will retain the Application Deposit and may lease the Property to another person.

5. Lease Terms: If Landlord approves Applicant, Landlord and Applicant will enter into a written lease on forms published by the Texas Association of REALTORS. By signing below, Applicant acknowledges review of the Residential Lease, Pet Agreement, Move Out Procedures and Estimated Costs, Residential Lease Inventory and Condition Form, Protecting Your Home from Mold, Landlord's Rules and Regulations, Lead-Based Paint, and Protect Your Family From Lead in Your Home Pamphlet. All of these forms can be found here:

<http://frontlineproperty.com/ProspectiveResidentsForms.aspx>.

6. False Information: If Applicant provides any false information in an application or in this agreement, Landlord may reject the application, retain the application fee and the Application Deposit as liquidated damages for Landlord's time and expense, and terminate any right of occupancy. In any legal proceeding between the parties, the prevailing party may recover attorney's fees from the non-prevailing party.

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Subchapter I, Chapter 92, Property Code governs Application Deposit procedures. The terms of this agreement are negotiable between the parties. Copies of lease forms and addenda are available from your broker or our website (<http://frontlineproperty.com/ProspectiveResidentsForms.aspx>). Before signing this agreement, Applicant should determine if all necessary utilities are available to the Property and are adequate for Applicant's intended use. This is a binding agreement. READ IT CAREFULLY before signing.

Signed for Landlord under written property management agreement or power of attorney

By: _____ Date _____ Tenant _____ Date _____

Printed Name: _____ Date _____ Tenant _____ Date _____

Firm Name: Frontline Property Management _____ Date _____
Texas Association of REALTORS, Inc. 2007 Tenant _____ Date _____



Qualifying Criteria for Frontline Property Management

Thank you for choosing Frontline Property Management, Inc. to provide the place where you will call home. We look forward to having you as a resident. We want to inform you of the criteria that we utilize in order to qualify you for tenancy in one of our units/homes. If you read through this information and for any reason feel like you will have difficulty being qualified, it is best that you make an informed decision as to whether you would like to proceed with the application process or not.

Frontline Property Management, Inc. represents individual investors. Currently the owner of the unit/home that you have chosen will make the final decision as to your approval. Frontline Property Management, Inc. has the right to deny an application if the following criteria are not met.

1. We ask that all applicants make **3 times the monthly rent** (gross income).
2. We conduct a credit and criminal background check. **We will not accept felonies of violent or sexual nature.** (Some exceptions may apply and will be reviewed on a case by case basis.)
3. We verify **the last 5 years of residency** to ensure that sufficient notice and account care was exercised.
4. We **verify current and last employer to check dates and income.**

Applicant's initials _____, _____, _____, _____

WE DO NOT ACCEPT ANY AGGRESSIVE BREEDS!!

Breeds that are included but not limited to are:

**Pit Bulls
Rottweilers
German Shepherds
Chows**

Please call us for a complete list of all breeds included in this list!

Below is a list of all that is required to process your application quickly.

- \$40 application fee per adult in a separate money order or \$60 for married couple with the same last name made payable to: Frontline Property Management, Inc.
- \$100 application deposit in a separate money order. See below for further details.
Money orders made payable to: Frontline Property Management
- Each adult over the age of 18 must fill out a separate application form.
- Recent pay check subs (1 month)
- Valid state or government issued photo ID
- Social Security card.

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We take up to 48 business hours to process the application. Once you are approved the \$100 application deposit will be applied toward your security deposit and is no longer refundable. The \$100 application deposit will be refunded if for some reason you are denied. If we are missing any of the items required listed above your application will not be processed. The property will remain on the market (available) until the lease has been signed and all necessary funds have been collected.

By signing below, you acknowledge that you understand our basic criteria for qualification. Once again, we look forward to having you as one of our residents.

Printed Name: _____ Date: _____

Signature: _____ Date: _____

Printed Name: _____ Date: _____

Signature: _____ Date: _____

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<p>From Fort Worth:</p> <ol style="list-style-type: none">1. Go East on I-30 take exit #19 Brentwood Stair Road2. Turn left on Brentwood Stair Road3. at the light turn left on Woodhaven Blvd4. Turn right on Bridge Street the building is on the left.	<p>From Arlington:</p> <ol style="list-style-type: none">1. From i-30 West take exit #21 C Bridgewood Drive2. Turn left on Bridgewood Drive at light3. Turn left on Bridge Street the building is on your right.
<p>From HEB:</p> <ol style="list-style-type: none">1. Take I-820 South to exit #27 Bridge St/John T White Road2. Turn Right on Bridge Street go 1.5 miles the building is on the right.	<p>From Mansfield:</p> <ol style="list-style-type: none">1. Take I-820 North to exit #28C toward Brentwood Stair Rd.2. Turn left on Brentwood Stair Rd go 1.5 miles3. Turn right on Woodhaven Blvd. for .1 miles4. Turn right on Bridge Street .2 miles the building is the right.

**5601 Bridge Street,
Suite 504
Fort Worth, TX 76112**

