



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Rekonection, LLC	9010467	admin@rekonection.com	(972)914-989
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Ketan Parikh	0452326	ankparikh@sbcglobal.net	(972)333-7559
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Ketan Parikh	0452326	ankparikh@sbcglobal.net	(972)333-7559
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

REKonection, LLC, 1215 Whitestone Dr Murphy TX 75094

Phone: (972)740-4180

Fax:

Forms for training

Milan Parikh

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



General Requirements & Tenant Screening Criteria

These criteria are provided for properties managed or represented by Kanam Realty Group and/or ReKonnection, LLC, under agreements with respective landlords.

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria outline the grounds upon which the Landlord will decide to lease the property. If denied based on your credit report, you will be notified. Applications that do not meet the outlined criteria may still be considered but may require additional measures such as a higher security deposit, lease guarantor, or increased monthly rent. **Note:** The application fee is non-refundable once submitted.

1. All Applicants:

- All individuals 18 years and older must complete a separate application that is FULLY completed, dated & signed.
- Full details of all occupant names, ALL animals, and ALL vehicles must be provided on the application. Please fill in all the blank fields with the correct information or write N/A if not applicable.
- All Contact Information (Emails, phone numbers, and complete addresses including Zip codes must be provided..
- Reports supplied by applicants will not be accepted.

2. Application Fee:

- A **\$60.00 non-refundable fee** is required per application. Payment must be made via cashier's check, money order, Visa, MasterCard, or through www.kanamrealty.com/payapplication.
- Applications will not be processed without payment.
- **Refund Exception:** Application fees are refundable only if multiple applications are received for the same property, another application is approved, and the remaining applications have not been processed.

3. Identification:

- A valid government-issued photo ID is required (e.g. Driver's License, Passport)

4. Employment Verification:

- **Two years** of verifiable employment history required.
- Employed applicants are required to provide the last two most recent company payroll statements identifying the employee, year-to-date pay, and pay period dates. Reliable documentation, EMAILS, telephone numbers for all income sources must be provided.
- Employed individuals must provide THREE (3) MONTHS of bank statements showing the account holder's name and all deposit lines corresponding to the deposit amounts on their paystubs.
- Employed individuals must also send an email from their work email address to staff@kanamrealtygroup.com to further confirm employment.
- Self-employed and/or Applicant(s) paid 1099 as a contractor, are required to produce TWO YEARS (2) of signed tax returns including the Profit & Loss form and the previous THREE (3) MONTHS of bank statements showing the account holder's name and all deposit lines. If an applicant has ownership in a company, they are using it for an income source to qualify, the applicant is considered self-employed.

5. Income Requirements:

- Combined gross income must be at least **three times** the monthly rent. Lease guarantors may be considered if income, credit, or rental history does not meet criteria.
- All other income sources (e.g., child support, disability assistance, unemployment, social security) must be verifiable. Please include verifiable documents that may apply to your specific income source. **UNVERIFIABLE INCOME WILL NOT BE ACCEPTED.**
- Applicants may be denied based on the following: Monthly Household Income Less than Three (3) times the stated monthly rental amount, Insufficient Proof of Income.

6. Animal Policy:

- Animal policies are determined by the advertised rate and set by the individual landlord or conditional approval.
- A minimum **\$500 non-refundable animal fee per animal** applies if approved.
- For any accommodation requests, submit your request to kanam.petscreening.com for verification.

7. Security Deposit:

- A security deposit is required at lease signing.
- The amount of a security deposit will be based upon all information collected and will be equal to & no less than ONE (1) month's rent.

8. Criminal History: The Landlord will perform a criminal history check on all applicants to verify the information provided on the Lease Application.

- Landlord's decision to lease the Property may be influenced by the information contained in the report & in accordance with the Department of Housing and Urban Development guidelines.
- Criminal history checks include Nationwide Criminal, Sex Offender, and Global Homeland Security searches.
- Applicant may be denied where the date of disposition, release or probation has occurred within the past seven years for a conviction, guilty plea or no-contest plea for: Drug Related Offenses, Murder, Manslaughter, Sex Crimes/ Crimes against a minor, Assault, Burglary, Registered/Unregistered Sex Offender, Forgery, Robbery, Kidnapping, Malicious Mischief / Arson, Vehicle Prowling

9. Rental History:

- The landlord will verify the Applicant's previous rental history using the information provided on the Lease Application.
- Applicant's failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to Applicant.
- Applicant may be denied based on the following: Unverifiable Rental History, Unauthorized or Undisclosed Pet(s) or Occupant(s), Eviction Pending Or Past Eviction Filing, Damages to Property, **1 or More Evictions within 5 year period**, Current or Past Due Balance owing for Deposit, Rent, Fees, or Damages

10. Exceptions to the Tenant Selection Criteria:

- Any exceptions must be submitted in writing and may require additional security deposits, guarantors, or advance rent payments.

11. Credit History:

- The Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify Applicant's credit history.
- Landlord's decision to lease the Property to Applicant may be based upon information obtained from this report.
- Application may be denied based upon the following: **Credit Score Below 600**, Open Bankruptcy, Foreclosure in the Past 24 Months, Past Due Mortgage, Judgment or Collection for Damage or Unpaid Rents to rental units

12. Resident Benefit Package (RBP):

- The Kanam Realty Group Resident Benefits Package (RBP) delivers savings and convenient, professional services that make taking care of your home second nature. By applying, Applicant agrees to be enrolled and to pay the applicable cost of **\$50/month**, payable with rent.
- The RBP may include, subject to property mechanicals or other limitations:
 - i. HVAC air filter delivery directly to your door approximately every 90 days.
 - ii. Liability insurance that meets all lease requirements from an A-rated carrier.
 - iii. Move-in concierge service to set up utilities, cable, and internet.
 - iv. Resident rewards program to earn rewards for timely rent payments.
 - v. Credit building to help boost your credit score with timely rent payments.
 - vi. \$1M Identity Fraud Protection for all adult leaseholders.
 - vii. On-Demand Pest Control.
 - viii. 24/7 online maintenance reporting.
 - ix. Home buying assistance when ready to purchase a home.
 - x. Online portal for account access, documents, communication, and payment options.
 - xi. Vetted vendor network with reputable, licensed, and insured technicians.
- NOTE: The total monthly cost of the Resident Benefits Package is all-inclusive, and no discounts will be given if any element of the package is unavailable due to a lack of HVAC or another limitation at a specific property. All services are subject to the terms and conditions of the Resident Benefits Package Lease Addendum.

13. Liability Insurance Requirements:

- The Landlord requires liability coverage of at least **\$100,000** in property damage and personal liability. Failure to provide or maintain required coverage will result in automatic enrollment and associated costs. Lapse in coverage may result in lease violation fees of \$25.
- Tenants may:
 - i. **Option 1: Master Policy (Automatic Enrollment):** If evidence of required insurance is not provided by lease commencement, Tenant will be automatically enrolled into the Landlord's insurance policy as part of the RBP. Coverage starts at lease commencement and continues throughout the lease term at a cost of **\$11.95/month**.
 - ii. **Option 2: Tenant-Provided Policy:** Tenant may purchase their own insurance policy that meets Landlord's requirements, including:
 - 1. A-rated carrier.
 - 2. Minimum \$100,000 in coverage.
 - 3. Kanam Realty Group listed as additional interest (PO Box 660121, Dallas, TX 75266).
 - 4. InsuranceSupport@SecondNature.com listed as additional interest.
 - 5. Visit [Resident Forms Insurance](http://insurance.residentforms.com/) (<http://insurance.residentforms.com/>) to submit proof of insurance

14. Disclosures:

- All information collected for the approval or denial of this application is considered confidential in nature and is for company use only. An Applicant's Leasing Agent is not authorized to negotiate on behalf of Kanam Realty Group.. Verbal representations are non-binding.
- In the event an Applicant is denied, an Adverse Action Letter will be emailed to the Applicant. If an application is denied or another adverse action is taken based upon information obtained from an Applicant's rental history, employment history, credit, criminal, and/or eviction reports, the Applicant will be notified. The Applicant will then be able to contact the consumer credit reporting agency for additional details for report findings.
- Kanam Realty Group is the sole managing agent for separate, individual landlords; therefore, policies at each property may vary depending on the individual Landlord's preference.
- Kanam Realty Group does business in accordance with the Fair Housing Act and does not discriminate on the basis of sex, sexual orientation, marital status, race, creed, religion, age, familial status, disability, color, national origin, or any other protected basis.

15. Authorization:

- Applicant authorizes Landlord and Landlord's agent, at any time before, during, or after any tenancy, to: (1) Obtain a copy of Applicant's credit report; (2) Obtain a national criminal, sex offender, and global homeland security background check related to Applicant and any Occupant; (3) Obtain a national eviction report; and (3) Verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

16. SMS Authorization & Privacy Policy:

- By providing their phone number, Applicant consents to receive SMS/text messages from Kanam Realty Group or its agents regarding their application, leasing updates, or property-related matters. Message and data rates may apply. To opt out of SMS communication, Applicants may reply STOP at any time or contact us directly. This consent is not a condition of rental or application approval. Visit www.kanamrealty.com/privacy for privacy policy & Terms of Service.

17. Notice of Landlord's Right to Continue to Show the Property:

- The Landlord may continue to show the Property to prospective tenants, accept other offers, and the Property will remain on the market until a lease is signed by all parties and the security deposit is paid in full.

18. Acknowledgement & Representation:

- By signing this application, Applicants acknowledge reviewing this Tenant Selection Criteria, which include factors such as criminal history, credit history, current income, and rental history,
- **Applicants understand that providing inaccurate or incomplete information may result in rejection of the application and forfeiture of the application fee.**
- Applicants represent that all statements in the application are true and complete.
- Per the Uniform Electronics Transaction Act (UETA), I understand that by signing or typing below qualifies as my legally binding signature.

APPLICANT SIGNATURE: _____ DATE SIGNED: _____



★★★★★ Over 15,000
5-star reviews



Feel right at home with our **resident benefits package.**



Filter Delivery Service - Changing filters is as easy as opening the front door. This service helps you save up to \$250/year and reduces the hassles of repairs.



Renters Insurance Program - We've secured the industry-leading value policy from an A-rated carrier. You'll benefit by being added to our master policy so all of your insurance requirements in the lease are met. If you want a retail individual policy, you can still get that at any time.



Resident Rewards Program - Rent day is now rewards day. You'll get cash, gift cards, and exclusive discounts you can use to save up to \$4500/year on everyday expenses.



Credit Building - We report every on-time rent payment so you build credit. Average increases of 23 to 42 points in resident scores. We can report up to the past 24 months for an immediate boost.



\$1M Identity Protection - 1 in 4 Americans are victims of identity fraud. All adult leaseholders get \$1M coverage backed by AIG, monitoring through IBM's Watson, and a dedicated, US-based Identity Restoration Specialist.



Move-In Concierge - One call sets up utility, cable, and internet services - and helps you get the best promos and discount codes available.



On-Demand Pest Control - Pest Assurance, powered by Pest Share, a targeted and effective pest control solution.



Online Portal - Access your documents and pay rent through our easy to use online portal.



24/7 Maintenance Coordination - It always seems like things happen after hours. This makes reporting those pesky maintenance issues easy and fast either online or by phone.



Vetted Vendor Network - Everyone who services your home is screened to exceed our standards for insurance, licensing, and professionalism for the job.



Home Buying Assistance - For those who want to move onto homeownership, we'll help you get there.

Learn more at secondnature.com/residents

ACCESS YOUR ONLINE PORTAL
FROM THE MOBILE APP!



Online Portal by AppFolio



Easy Payments

- + Pay your rent or dues instantly
- + Set up auto-payments
- + Enable push notifications



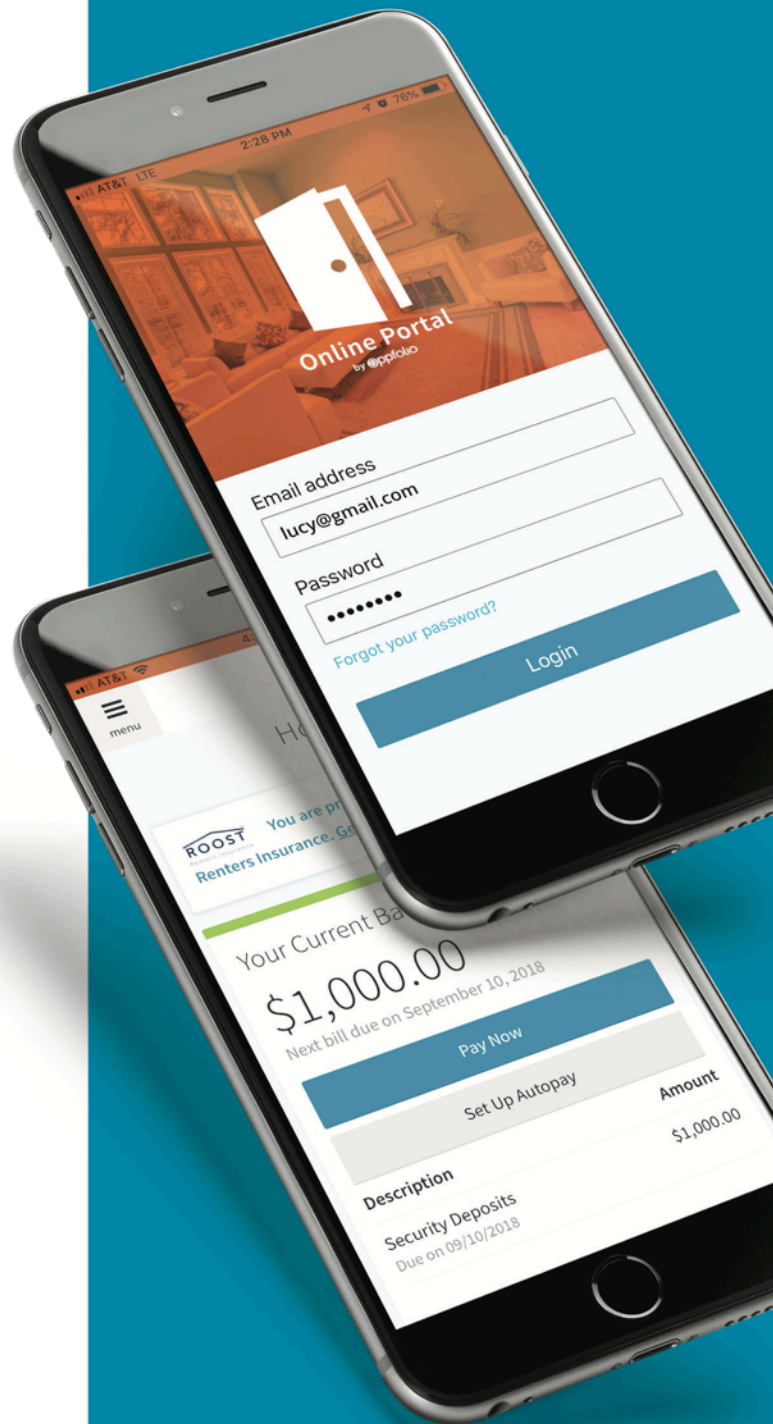
Fast Maintenance

- + Submit maintenance requests (+ photos) easily
- + Monitor the status of your requests



24/7 Access

- + View or download your lease
- + Access important documents from anywhere
- + Stay logged in for instant access



Download: [Online Portal by AppFolio](#)



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HOW-TO Make a PetScreening Profile

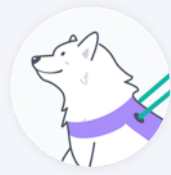


1. Sign In To Your PetScreening Account At:

<https://kanam.petscreening.com>

Tip: Please use the email address that was used for your property application.

2. Select Your Profile Type



Household Pet Annual Fee Associated

If you have a household pet living in your home:
Upload pet photos and add breed information, vaccination details, and behavioral history.



Assistance Animal Free - No Associated Fee

If you have an assistance animal (support or service):
Upload animal photos & medical documentation, if required. Add breed, vaccinations, and behavioral history details.



No Pet/Animal Free - No Associated Fee

If you do not have any pets or animals:
Affirm your property's affidavit and understand the pet policy in place.

3. Complete & Submit Your Profile!

Profiles are active for one year from creation date & should be updated annually.
View your PetScreening account settings for auto-renewal options.



RESIDENTIAL LEASE APPLICATION

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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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 _____

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: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

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 & 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>Rabies Shots Current?</u>	<u>Assistance Animal?</u>
						☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N
						☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N
						☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N
						☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N	☐ Y ☐ N

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 \$ 60.00 to Kanam Realty Group (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

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2024

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

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

<u>KANAM REALTY GROUP & REKONNECTION LLC (Ketan Parikh)</u>	(name)
<u>100 N Central Expy Suite 913</u>	(address)
<u>Richardson, Texas 75080</u>	(city, state, zip)
<u>(972)908-9288</u>	(phone) _____ (fax)
<u>staff@kanamrealtygroup.com</u>	(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.

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.