Application Requirements **NEWLY UPDATED July 2023**

Thanks for your interest in a Red Team Real Estate property. We look forward to helping you with your application. To serve you best, we feel it is imperative you are made aware of, and fully understand our application policies and procedures before placing an application.

Click below to view the link:

Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.

Please consider the following before submitting an application for lease:

Qualification is based on credit history, rental history, home ownership and income. If you have any questions regarding qualification after reading this, please contact our Leasing Team prior to submitting application.

If you would like to see a copy of the lease before applying, you may request it via email at pm@redteamdfw.com.

Notice that Application Fees are Non-Refundable
The Application Team processes on a first come/first serve basis.

Applicants
Each person residing at a property and over the age of 18-years old must complete a separate application. If approved, only those applicants and their dependents may reside at the property. All dependents must be listed the application by applicant. Red Team processes applications in the order which they are received. (first come/first serve) Please note: if two persons (over the age of 18) are applying to both reside together at a property, each must complete separate applications and both must pay a separate full application fee. The non-refundable Application Fee is $65.00 per applicant and is subject to change. Please note actual current amount of Application Fee at the time of application submission on the Red Team Real Estate website. All applications must be submitted online.

Animals: All applicants are required to complete a PetScreening profile (one per household). PetScreening is a 3rd party service we use to assess animals that will live at the property. This service is required at no cost for non-animal households. There is no fee to submit an accommodation request for Service / Emotional Support animals. The Pet Screening fee is $20 for the first pet and $15 for each additional pet and is subject to change. Please see the Pet Policy section below for more details. If an unapproved applicant completes a PetScreening Profile and is not approved for a property, they will need to reach out to PetScreening directly to request a refund.

Tenant Benefit Package: Every approved household is required to enroll in the Tenant Benefit Package. The Tenant Benefit Package @ $49.99. Please check RentRedTeam.com for current rates. (https://app.latchel.com/p/resident/LKHk6/benefits)

Working with Outside Realtor

If you are working with an outside Real Estate Agent, please submit their name, phone number, and email address via email to rental@redteamdfw.com with your name and the address for which you are applying in the subject line. Failure to do so could result in your Agent not receiving credit for helping you with the process. For your Agent to be paid, they must show you the property, submit an Agreement Between Brokers, and their brokerage's W-9 to receive commission. Your agent should check the MLS Dashboard for additional details.

Credit Criteria

A Credit Report is obtained on all applicants. Credit score is considered for Security Deposit requirements. Bankruptcies are treated on a case-by-case basis. The Credit Score used is the Experian "Vantage Score 3.0". **** Credit history details below apply to all units unless otherwise stated in the Listing on the Red Team website. ****

Credit History

Credit Score 701 or above: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 1x monthly rent required
Credit Score 651 – 700: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 1.5x monthly rent required
Credit Score 601 – 650: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 2x monthly rent required
Credit Score 551 – 600: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 2.5x monthly rent required
Credit Score 501 – 550: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 3x monthly rent required
Credit Score 300 – 500: Rhino Security Deposit Policy or Escrowed Security Deposit equal to 4x monthly rent required
No Credit Score: Please contact our office

Automatic Rejection

Any of the following will result in an automatic rejection:

- Unpaid debt to prior landlord in the last 3 years
- Current Federal tax lien
- Current default on student loan
- Current default on child support
- False or misleading information presented in application process

Rental History

Rental History is reviewed for the past three years.

If the applicant cannot provide proof of appropriate notice to the current landlord, denial may occur.

Income

Applicant(s) must provide **proof of gross monthly income** (before taxes and other deductions are made from paycheck and combined across all applicants) of **at least three times (3X) the monthly rental rate of the property**. Please submit 2 most recent paystubs per applicant. Self-employed applicants may submit their most recent tax return and bank statements for the previous three months. All income documentation must include the applicant's name to confirm

authenticity. Unverifiable income will not be considered. Proof of income may be uploaded with your application. Failure to provide recent paystubs may incur an Administrative Fee on first month's rent.

Criminal Background Check

A Criminal Background Check is run on all applicants and considered in the review process by the Application Team. Sexual offenses and violent crimes may result in denial.

Pet Policy

Red Team Real Estate has a very basic pet policy. Most of our properties allow most pets. We understand that pets play a significant role in many people's lives, so we strive to allow most animals in most properties. **Please make sure to ask if the property you're interested in allows pets and does not have weight restrictions. **

PetScreening Profiles are required for all animals (pets) looking to be accepted in one of our properties.

If you have several pets, please check the City Ordinance for the number limit of animals permitted at a property. Regardless of prior consent, Red Team Real Estate reserves the right to have any pet removed from the property if it is determined that the pet poses a threat to the safety or condition of the property or any people in the property or the community.

Applicants are required to submit a full animal (pet) application through: https://redteam.petscreening.com/ for each pet. A PetScreening profile fee is $20 for the first pet & $15 for each additional pet. There is no fee assessed for those without pets, however, a "No Pet" PetScreening profile is required. A no-cost profile for Service and Emotional Support Animals should also be completed at RedTeam.PetScreening.com.

Inside of that application portal for PetScreening.com you will be required to provide the following information:

1) Full description of your animal (pet) of type of pet, gender, breed, age, color, weight, neutered / non-neutered.
2) Up to date veterinarian contact information to include most recent annual vaccination records.
3) Most recent photos of each animal (pet).
4) Supporting documentation for any Emotional Support Animal (ESA) or Service Animal.

Once information is received and verified, your pet will be assigned a Fido score from 1 to 5 Paws

An agreement is required for each approved animal. Unauthorized animals are not allowed at any time and may be cause for eviction.

PetScreening Fido Score Scale

Paws	Fee
5 Paws	$15
4 Paws	$25
3 Paws	$40
2 Paws	$75
1 Paw	$100

The FIDO is determined by PetScreening.com. Monthly Pet Fees range from $25 per month per pet to $100 per month per pet

Photo ID

A current valid photo identification is required for all applicants and may be uploaded for each applicant at the time of application. Please confirm the photo identification is legible (readable) when uploaded.

Security Deposit and Administrative Fees

Applicant(s) must be prepared to pay Administrative Fees in Certified Funds within 24 hours of notification of approval. **The Administrative Fee is non-refundable**. Current Administrative Fee is $250 per unit. Method of fee payment must be approved by Red Team, in advance.

Red Team Real Estate offers a zero-deposit option: Approved tenants may purchase a Security Deposit Insurance Policy through Rhino Security Deposit Insurance for a nominal monthly fee instead of a traditional security deposit.**Please see Credit Criteria Section

Approved tenants will receive a link to purchase their policy from Rhino to begin service.

In most cases, within 1 (one) business day, approved applicants who have paid the non-refundable Administrative Fee, submitted their Prescreening Profile(s), and presented a Rhino policy or paid a traditional security deposit, will receive a lease for review and signature. Red Team is available to answer questions you may have about your lease after you review it. Please call, text, or email us with questions or to set up a time to discuss.

Lease must be signed within 5 (five) days of notification of application approval. If not, applicant(s) may be skipped over for the next application on the property. Upon approval, applicant(s) must take possession within two weeks unless approved by Red Team Real Estate, in advance. Failure to complete process will forfeit all monies collected.

The first full month's rent and any other deposits / fees are required in full, at least 48 hours prior to taking possession. There are several options to pay your first full month's rent and any other deposits/fees.

First Month and Any Additional Balance

1. **eCheck (ACH)** – If time allows, the Tenant Online Portal will allow for online payments at least 7 days before possession. There is no fee for this option. In order for the Tenant Online Portal to be activated, the Security Deposit (or Rhino Security Deposit Policy) and Administrative Fee must be received.
2. **PayNearMe Electronic Cash Payment (ECP)** – This option is available up through the day before possession. You will be emailed a form, specific to your account with Red Team, to take to participating 7Eleven, Ace Cash Express, or CVS stores to pay with cash. This service is similar to a "Western Union" transaction. There is a fee associated with this payment option.
3. **Bank Wire** – This option is available up through the previous business day before possession. There is a $75 Administrative Fee associated with this payment method. The approved applicant is also responsible for any fees incurred by Red Team Real Estate to receive a bank wire. Please contact Red Team if you would like to use this option.

Move-Ins

All property possessions are "contactless" meaning a lockbox code will be sent for access on the agreed upon day of possession assuming we have received your first full month's rent and outstanding fees.

All properties are given a "basic clean" prior to move-in. This entails:

- Vacuuming, sweeping, and mopping the floors
- Cleaning the bathrooms – toilet, bathtub, mirror, sink, etc.
- Cleaning the kitchen – wiping surfaces, inside and outside of appliances, sink, etc.
- Light dusting of fixtures and windowsills.

The definition of "clean" is subjective, credit will not be given for dissatisfaction of unit with a basic clean as outlined above.

Lease Signing

Upon receipt of an approved applicant's Administrative Fee and Rhino Policy or escrowed deposit a lease will be generated (in most cases) within 1 business day and sent for review/electronic signature. Red Team is available to answer questions you may have about your lease after you review it. Please call, text, or email us with questions or to set up a time to discuss.

If the lease is not signed within 5 days, the Administrative Fee, Security Deposit, and any other fees are forfeited.

Renter's Insurance

Proof of Renter's insurance is required for every property before taking possession. If you do not already have an established insurance relationship, there is an option available for application and purchase through your Red Team Real Estate Online Tenant Portal.

Rhino

This building is Deposit-Free™

As an alternative to security deposits, we are pleased to offer **Deposit-Free™ Living** from Rhino.

Better than a deposit.

Deposit-Free™ Living is a low-cost insurance plan that covers your apartment for any damage or unpaid rent that may occur during your lease term.

Save thousands up front.

Pricing is typically less than 1% of your monthly rent. Your monthly price is flexible based on the amount of coverage needed for your apartment.

You stay protected.

Tenants are 100% covered for minor damage like nail holes and scratched floors. You'll never be held responsible for unavoidable damage.

Get approved in 60 seconds.

Sign-up is simple and most applicants are accepted on the spot.

Sign up online.

Ask your leasing agent for an invitation to enroll with Rhino after you apply to the property.
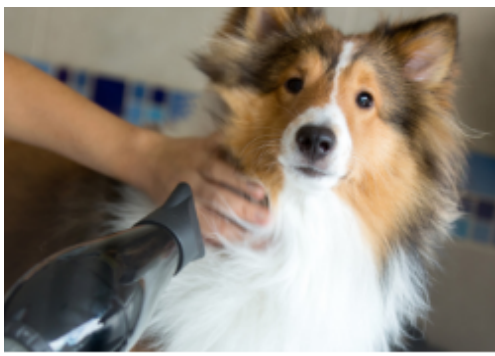
View your plan.

Answer a few quick questions to see how much coverage you'll need.

Finish and pay.

Confirm your pricing, enter your payment information and secure your apartment.

Questions? Contact support@sayrhino.com any time.

RED TEAM
REAL ESTATE
FULL SERVICE BROKERAGE

We encourage healthy and responsible pet interactions for all residents, and we strive to create a community that welcomes everyone and ensures a pet-responsible environment. We use a third-party pet application service that is simple and secure while storing your pet's information in one place.

This service makes it easy for Pet/Animal Owners to share their animal records with their Housing Provider, pet groomers, doggy daycares, dog walkers, pet sitters, vets, pet friendly hotels, and more.

PRICING
- $20 for an individual Pet Profile
- $15 for each additional Pet Profile
- No charge ($0) for an Assistance Animal Accommodation Request
- No charge ($0) for a No-Pet profile

All profiles are active for one year upon completion.

HOW TO MAKE A PROFILE

Note: Applicants without pets must complete the online affidavit, while Pet Owners should gather the following to start:
- Vaccination Records
- Microchip Information
- Photos of Your Pet

1. All applicants should visit:

   https://redteam.petscreening.com

2. Review the policies and click the 'Start Here' button for No Pets, Household Pets, or Assistance Animals.
3. Enter your contact information, read and accept the Terms of Service, and click 'Create Profile'.
4. *No Pets*: Simply complete the affidavit questions.
   Pet/Animal Owners: Select the type of animal then click Create a Pet Profile. If you are making an accommodation request for an Assistance Animal, the request box will be preselected.
5. On the next page, click on each section within the profile to enter details, upload photos and attach documents.
6. *For Pets*: Click the green 'Proceed to Payment' button at the top right of the profile, enter payment details and submit. *For Animals*: Click the green 'Submit for Review' button at the top right of the profile.
7. Your Pet Profile will be shared automatically with your housing provider.

LATCHEL 24/7 HOME ASSISTANT

Available 24/7/365 for any in home need.
Always one call or text away.

Welcome Home.

Your Home Assistant

Your one stop shop for scheduling and organizing all your in home needs like...

HOME CLEANING

DOG WALKING

CARPET CLEANING

TV MOUNTING

FURNITURE ASSEMBLY

LOCKOUTS

PEST CONTROL

JUNK REMOVAL

DRY CLEANING PICKUPS

HANDYMAN WORK

24/7 ON-DEMAND TROUBLESHOOTING

MOVE OUT ASSISTANCE

Video chat troubleshooting with our experts for help with quick fixes.

We'll organize the repairs needed before move out.

AND MORE!

Always on the line in 60 seconds or less.

Service Credits & Pricing

Kick off your in-home projects with **$300 in credits** to go towards your scheduled services.

You have **20 promo codes (each worth $15)** to use to help pay for your in-home projects.

Your **promo codes live in your account dashboard**. You'll have easy access to apply them at checkout for any resident responsible services.

These credits never expire! You can use them all in one month, or spread them out over the course of your term on Home Assistant!

Get Lower Than Average Pricing on Resident Responsible Concierge Requests

STANDARD SERVICES:

HOME CLEANINGS, TV MOUNTING, FURNITURE ASSEMBLY, LAWN CARE, CARPET CLEANING, PEST CONTROL, ETC.	HOURLY RATE $40 - 70

SNACK SIZE SERVICES:

DOG WALKING, LIGHT HANDYMAN WORK, DRY CLEANING PICKUPS, ETC.	HOURLY RATE $20 - 30

These prices are based off averages and could vary by market.

If you are scheduling resident responsible concierge requests with your Home Assistant, you will need your credit card to pay a **$20 scheduling deposit.** After the work is completed you will be charged for the total invoice of the work completed minus the $20 deposit.

Put Money Back In Your Pocket.

For all the oops. You'll get up to $300 in cash reimbursements for resident caused damages that you'd normally be responsible for.

Plumbing clogs? We'll drain your pipes, not your wallet.

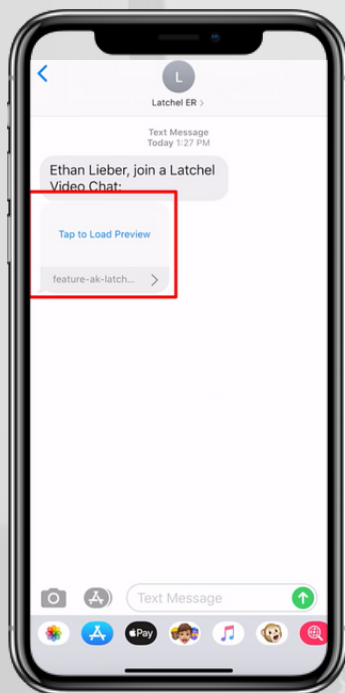Overestimated the power of your garbage disposal? You won't have to dispose of your money to fix it.

Forgot your keys inside? Lock-outs are covered so you can keep your cash locked in.
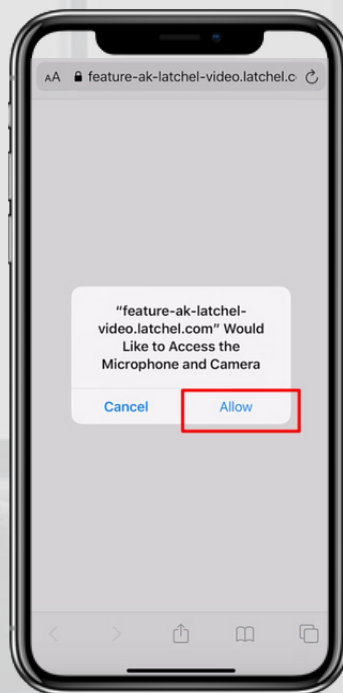
We've got you covered.

Proactive Video Troubleshooting

Stay in your quarantine comfort.
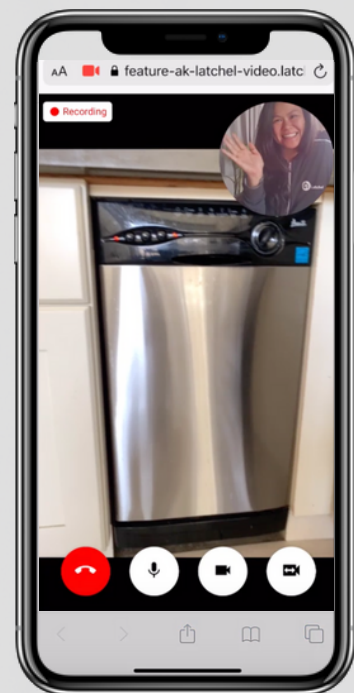## No downloads necessary.

STEP 1:

You'll receive a link via SMS from your Home Assistant

STEP 2:

You'll be prompted to allow video & microphone access.

STEP 3:

A video chat opens for proactive troubleshooting

Reaching Your Home Assistant

You can reach your home assistant via your dedicated phone number via call or text 24/7/365.

SCHEDULE ON YOUR TIME

Provide your availability to your Home Assistant and we'll work with technicians and service providers to select the best timeslot.

EASY TO TRACK

You'll receive confirmation texts and reminders on service provider and maintenance appointments. You can track the status of your requests easily from your dashboard
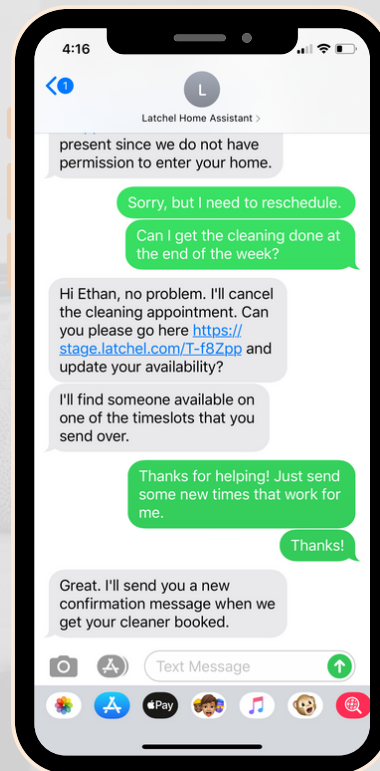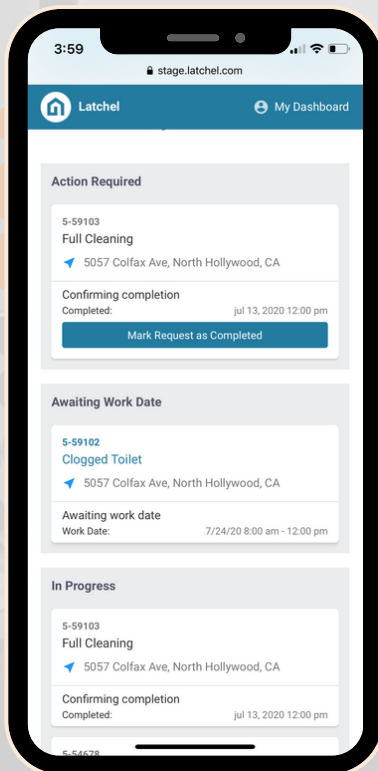
We recommend bookmarking the Latchel portal website in your mobile browser for easy access to scheduling.
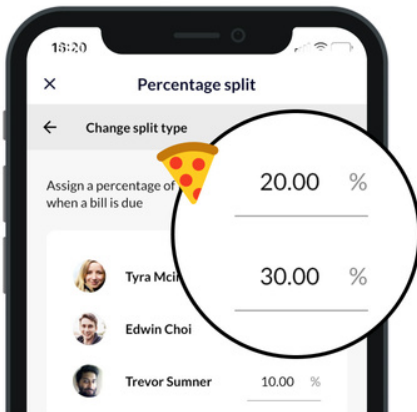
YSplit
Included

EASY BILL SPLITTING

Residents living together can easily split rent and shared bills all in one place. You can split by percentages, and even **earn cashback on bill payments.**
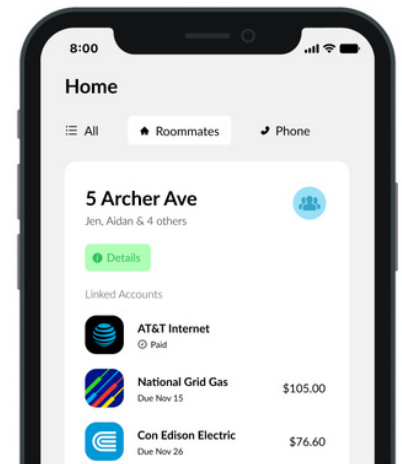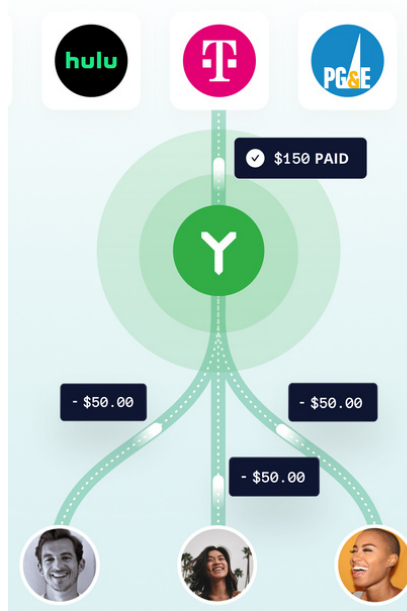
FREE ACCOUNT

Your Y Split account (normally $10/month) comes free with your Home Assistant. You can set up your account with the link below.

Percentage split

← Change split type

Assign a percentage of when a bill is due

	20.00 %
Tyra Mci	
	30.00 %
Edwin Choi	
Trevor Sumner	10.00 %

Split unequally? No problem

lit by percentage, exact amounts or equally Don't worry about doing any calculations, YSplit will do the maths for you.

Stop fronting house or phone bills

hulu · T · PG&E

✓ $150 PAID

Y

- $50.00   - $50.00

- $50.00

8:00

Home

≡ All   🏠 Roommates   ☎ Phone

5 Archer Ave
Jen, Aidan & 4 others

● Details

Linked Accounts

AT&T Internet
⊘ Paid

National Grid Gas $105.00
Due Nov 15

Con Edison Electric $76.60
Due Nov 26

All your shared bills in 1 place.

Get peace of mind with all your due dates and pay dates all in one app.

Click Here to set up your free account, or visit:
https://www.ysplit.com/?promo=YSPLITHOUSE