

Application Requirements

Red Team Real Estate looks forward to helping you with your application and wants all applicants to be informed about requirements before placing an application.

[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.

Notice that Application Fees are Non-Refundable

Once the Application Team begins processing an application, the Application Fee is non-refundable. The Application Team processes on a first come/first serve basis. Until we begin processing your application, it is possible your application fee will be refunded.

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 may reside at the property. 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 \$50.00 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.

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.

Credit Criteria

A Credit Report is obtained on all applicants. Credit score is taken into account, but review of current and past credit accounts are also taken into consideration. Bankruptcies are treated on a case-by-case basis. Excessive charge-offs / collection accounts may be cause for rejection of an application.

Automatic Rejection

Any of the following may result in an automatic rejection:

- Evictions in the last 3 years
- Unpaid debt to prior landlord in the last 3 years
- Current Federal tax lien
- Current default on student loan
- Current default on child support

Rental History

Rental History is reviewed for the past three years. Please provide contact information, including phone numbers and email addresses, for all previous landlords for the past three years including the current landlord. If the Application Team is unable to get information back from the previous landlords in a timely manner, it is possible an application will be denied and the application fee(s) will not be refunded.

If the tenant has not given appropriate notice to the current landlord, denial may occur.

Income

In most cases, the 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 the monthly rental rate of the property. Please submit 2 recent paystubs per applicant. Self-employed applicants may submit their most recent tax return and bank statements for the previous three months. Unverifiable income may not be considered. Proof of income may be uploaded with your application.

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

All pets are subject to management approval. If a pet is approved, there is a minimum deposit of \$250 for the first pet, \$100 of which is non-refundable. Additional pet deposits are assessed on a sliding scale and case-by-case basis. The deposit may be increased at the sole discretion of management.

In addition to the pet deposit, a \$50 pet fee is required regardless of the number of approved pets. Pet rent is \$0 - \$50 per month. Pet rent is assessed on a case-by-case and property basis at the sole discretion of management.

A pet agreement is required for each approved pet. Breeds are reviewed on a case-by-case and per property basis. Rental Insurance may be required based upon applicant pets. Photo of pet with owner is required.

Photo ID

Photo Identification is required for all applicants, and may be uploaded for each applicant at the time of application.

Security Deposit and Administration Fees

Applicant(s) must be prepared to pay Deposit and Administration Fees within 24 hours of notification of approval. Administration Fee is non-refundable and is paid first. Current Administration Fee is \$99 per unit. Fees must be paid electronically unless approved by Red Team Real Estate in advance.

After payment of Administration Fee and Deposit, Applicants will schedule a lease signing. Red Team requires applicants come to the Red Team Office, 909 W. Magnolia Avenue, Suite 2, Fort Worth, Texas 76104, at a scheduled time and sign the lease together. If there is something that prevents tenant(s) from signing at the Red Team Office, the approval of the property's manager is required.



Lease must be signed within 5 days after Deposit and Administration Fees are paid. 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.

The first full month's rent and any other deposits are required in full, prior to taking possession.