

## Star Realty Lease Application Checklist

If you do not have all of the following, it will delay your application and we may not process it.

1. Read, Complete and Sign the bottom of the following:
  - a. \_\_\_\_\_ Information About Brokerage Services
  - b. \_\_\_\_\_ Star Realty Tenant Selection Criteria
  - c. \_\_\_\_\_ Additional Policies
  - d. \_\_\_\_\_ Tenant Application (for each occupant 18+)
  - e. \_\_\_\_\_ Guarantor/Cosigner Application & Form (if needed)
2. For Each Applicant and Guarantor, Copy of:
  - a. \_\_\_\_\_ Drivers License
  - b. \_\_\_\_\_ Social Security Card
  - c. \_\_\_\_\_ Last Pay Stub
3. Application Fee \$40:
  - a. \_\_\_\_\_ For each person 18+ years old
  - b. \_\_\_\_\_ For each Guarantor/Cosigner
4. Photo of pets if applicable: \_\_\_\_\_

All docs should be in PDF format and all in 1 Email to [Ara@StarRealty.us](mailto:Ara@StarRealty.us) and [Patil@StarRealty.us](mailto:Patil@StarRealty.us) .

Or Fax to 972-692-8053

App Fee will be paid by going into your online banking and selecting transfers.

Select "Transfer to an individual using their email."

Input "Ara Minassian" and [Pay@StarRealty.us](mailto:Pay@StarRealty.us)

Any questions, Call, Text or Email Dr. Ara Minassian at 214-727-0686 or [Ara@StarRealty.us](mailto:Ara@StarRealty.us)

## **Star Realty Tenant Selection Criteria**

**Income:** Your gross monthly income must be equal to 3 times the rent including any pet fees. It must be documented (check stub, tax return, etc.) In addition, your rent plus your other monthly debt payments may not exceed 45% of your monthly gross income.

**Rental reference:** We require a reference for at least the previous 12 months from a landlord that verifies that you do not have excessive late payment history with them and that you did not write NSF checks. We would also like verification that no significant damage was done to the property. If you are currently under lease with another landlord and will be breaking that lease (or if you have not given your required notice to vacate to your previous landlord) to rent our property, your application will be denied.

We will consider your application even if you have a recent foreclosure. You must document the cause and show that it is not likely to reoccur (for example, a recent divorce, adjustable rate mortgage with huge payment increase, taking a job with lower income, etc.) If you do not have a recent mortgage or landlord reference (for example, you have been living with a friend or a relative), we will consider your application. However, you must have either a well qualified Guarantor or a double deposit.

**Credit:** We will pull a credit report. We will work with credit problems and/or no-credit situations. We may ask you to explain the circumstances regarding negative items on your report. However, we place significantly more emphasis on your landlord reference and job stability than your credit report. If every item on your credit report is negative, we will deny your application. We do NOT count medical collections against you.

**Employment:** We require proof of two years of employment. Applicants who have experienced periods of unemployment that exceed 30 days in the last two years will be scrutinized more closely. They may require a Guarantor or double deposit.

**Number of occupants:** No more than two occupants allowed per bedroom; no more than one vehicle per bedroom will be allowed. All occupants 18 years or older must apply. Rent reflects price of 1 occupant per bedroom. Additional occupants may be subject to additional fees.

**Criminal Background:** You will be turned down if you have been convicted of a felony, have a drug conviction OF ANY KIND in the previous 3 years or if you are a registered sex offender. Applications will also be turned down if any occupant has been convicted of a crime that created a threat to a property or the manufacture or distribution of a controlled substance.

If we determine that any information on the application is false, the application will be denied.

We may require a Guarantor or a larger deposit if you:

1. Have an old balance owed to a landlord, but a more recent favorable landlord reference;
2. Have a job-gap but can provide a good explanation (e.g. Divorce, Family illness, etc.)
3. Do NOT have a landlord reference
4. Do not make enough income to qualify for the property

An acceptable Guarantor will have good credit (FICO credit score of 650 or above); excellent job stability and have the capacity to make the rental payments in the event applicant does not make the lease payments.

## **Additional Policies**

- **Pets:** Most properties we represent do allow pets. In order to do so, there is an up front pet fee of \$250/pet. There is also a monthly pet fee of \$50/month per pet. Discounts are considered on a case by case basis. Non-domesticated pets are not allowed. Dogs on the dangerous dog list are excluded from coverage by most insurance companies. Different landlords may opt to disallow them on property. Some of these breeds are: Pit Bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes and possibly others. If landlord chooses to allow for these breeds, tenant must provide Doc-Ara LLC, it's agents, and landlord liability coverage as a part of their renter's policy .
  - **Renter's Insurance:** Tenants must maintain a renter's insurance policy which includes liability coverage of at least \$100,000 naming the Landlord and Dr. Ara Minassian as additional insureds. These are usually very inexpensive, ranging from \$100-500/year. Contact your auto insurance agent to get more info on renters insurance. Proof of insurance is required prior to move in.
  - **Smoking:** None of the properties allow smoking. An exception may be made for e-cigarettes. Cigarette butts on property will result in minimum \$5 fine per butt and up to loss of deposit and eviction.
  - **Payments:** All payments must be made electronically. Most big banks allow electronic transfer to an email address free of charge. App fees & deposits will be paid to Ara Minassian using the payment address of [Pay@StarRealty.us](mailto:Pay@StarRealty.us) . The same method will be used for paying the landlord of each property. Each lease will contain details of who to pay. It usually takes 2-3 business days for the funds to arrive in the receiver's account. The money must arrive by the due date. That means you will need to plan ahead & make your payment prior to the 1st of the month. All rent payments are due by the 1<sup>st</sup> of the month.
  - **Lease Deposit:** Minimum lease deposit is the same as 1 month's rent (including applicable pet fees).
  - **Supporting Documents:** Applicant must provide a copy of the applicant's Social Security card or equivalent, Driver's license or Government ID, Proof of income (last pay stub, etc).
  - **How to get priority:** Only fully complete applications will be reviewed. This includes paying the application fee. We process applications in the order we receive them. Applications which are accompanied by a lease application deposit will be given priority over other applications (see page 3 of application under "Fees"). Lease application deposit will be applied to lease deposit if contract executed. It will be returned in full if application is denied. It will NOT be refunded if applicant is approved and then declines signing lease and moving in. The ideal amount for an application deposit is equivalent to 1 month's rent.
  - **Tenants must sign and date below to acknowledge these policies as a part of their application.**
-

Received on \_\_\_\_\_ (date) at \_\_\_\_\_ (time)



# TEXAS ASSOCIATION OF REALTORS®

## 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: \$ =1 month rent

Property Condition: **Applicant is strongly encouraged to view the Property 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: \_\_\_\_\_

Applicant was referred to Landlord by:

☒ Real estate agent Dr. Ara Minassian (name) (214) 727-0686 (phone)  
☐ Newspaper ☐ Sign ☐ Internet ☐ Other \_\_\_\_\_

Applicant's name (first, middle, last) \_\_\_\_\_

Is there a co-applicant? ☐ yes ☐ no ***If yes, co-applicant must submit a separate application.***

Applicant's former last name (maiden or married) \_\_\_\_\_

E-mail \_\_\_\_\_ Home Phone \_\_\_\_\_

Work Phone \_\_\_\_\_ Mobile/Pager \_\_\_\_\_

Soc. Sec. No. \_\_\_\_\_ Driver License No. \_\_\_\_\_ in \_\_\_\_\_ (state)

Date of Birth \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Eye Color \_\_\_\_\_

Hair Color \_\_\_\_\_ Marital Status \_\_\_\_\_ Citizenship \_\_\_\_\_ (country)

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

Name: \_\_\_\_\_

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

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

Name all other persons who will occupy the Property:

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_

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

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

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

Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_

Date Moved-In \_\_\_\_\_ Move-Out Date \_\_\_\_\_ Rent \$ \_\_\_\_\_

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

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

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

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

Phone: Day: \_\_\_\_\_ Nt: \_\_\_\_\_ Mb: \_\_\_\_\_ Fax: \_\_\_\_\_

(TAR-2003) 1-1-14

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Dr. Ara Minassian

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

Date Moved-In \_\_\_\_\_ Date Moved-Out \_\_\_\_\_ Rent \$ \_\_\_\_\_

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

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

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

Supervisor's Name: \_\_\_\_\_ 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)

Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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

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

List all vehicles to be parked on the Property:

Type	Year	Make	Model	License/State	Mo.Pymnt.

Will any pets (dogs, cats, birds, reptiles, fish, and other pets) be kept on the Property? ☐ yes ☐ no

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

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Declawed?	Rabies Shots Current?
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
						<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

Yes No

☐ ☐☐ ☐☒ ☐☐ ☐☐ ☐

Will any waterbeds or water-filled furniture be on the Property?

Does anyone who will occupy the Property smoke?

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:

been evicted?

been asked to move out by a landlord?

breached a lease or rental agreement?

filed for bankruptcy?

lost property in a foreclosure?

had any credit problems (including any outstanding debt (e.g., student loans or medical bills)), slow-pays or delinquencies?

been convicted of a crime?

Is any occupant a registered sex offender?

Are there any criminal matters pending against any occupant?

Is there additional information Applicant wants considered?

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

Additional comments: Pet fee per pet is \$250 up front & Rent increased \$50/month. All leases are at least 12 months ending on the following 31st of July unless otherwise agreed in writing. All payments & rents will be with electronic funds

**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 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 \$ 40.00 to AraMinassian Pay@StarRealty.us (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~~ only if Applicant is not approved for the lease.

**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.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

*For Landlord's Use:*

On \_\_\_\_\_, \_\_\_\_\_ (name/initials) notified

☐ Applicant ☐ \_\_\_\_\_ by ☐ phone ☐ mail ☐ e-mail ☐ fax ☐ in person that Applicant was

☐ approved ☐ not approved. Reason for disapproval: \_\_\_\_\_

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



TEXAS ASSOCIATION OF REALTORS®

**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.

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.*



# TEXAS ASSOCIATION OF REALTORS®

## RESIDENTIAL LEASE GUARANTY

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- A. In consideration for Landlord leasing the Property to Tenant, the undersigned Guarantors guarantee the performance of all Tenants under the lease described below.

Landlord(s): \_\_\_\_\_

Tenant(s): \_\_\_\_\_

Property: \_\_\_\_\_

Commencement Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

- B. If any Tenant fails to make any payment under the lease, Guarantors will, upon demand, make such payment to Landlord or Landlord's agent. Payments under the lease include but are not limited to rent, late charges, returned check charges, attorney's fees, repair costs, pet charges, utility charges, reimbursements to Landlord, maintenance charges, charges for property damage, and other costs or charges specified in the lease. If Tenant otherwise breaches the lease, Guarantors will, upon demand: (1) cure the breach as the lease may require of Tenant; or (2) compensate Landlord for Landlord's loss resulting from the breach.
- C. This guaranty applies when the lease commences and continues until the lease ends, including any extension or renewal of the lease. The last date on which the renewal of the lease will renew the obligation of Guarantors is through lease & extensions. Guarantors understand that Guarantors are liable under any renewal of the lease that occurs on or before that date so long as the renewal involves Landlord and Tenant and the financial obligations of Guarantor are not increased. Guarantors waive any rights to receive notice of any acceptance, modification, amendment, extension, renewal, or breach of the lease other than as that notice may pertain to this paragraph.
- D. Guarantors are jointly and severally liable for all provisions of this guaranty.
- E. Any person who is a prevailing party in any legal proceeding brought under or related to this guaranty is entitled to recover attorney's fees from the non-prevailing party.
- F. Guarantors ☒ will ☐ will not submit (as Page 2 of this document) an application which authorizes Landlord or Landlord's agent to verify information related to Guarantors' creditworthiness.
- G. Special Provisions:

**Guarantors may request a copy of the lease from the Tenant or the broker to the lease.**

\_\_\_\_\_  
Guarantor's Signature Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Guarantor's Signature Date

\_\_\_\_\_  
Printed Name

(TAR-2007) 1-1-10

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Phone: 214-727-0686

Fax: 972-692-8053

Dr. Ara Minassian

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# TEXAS ASSOCIATION OF REALTORS®

## APPLICATION FOR GUARANTOR OF RESIDENTIAL LEASE

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This application relates to the following described lease:

Landlord(s): \_\_\_\_\_  
 Tenant(s): \_\_\_\_\_  
 Property: \_\_\_\_\_  
 Commencement Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

(1) Guarantor's name (*first, middle, last*): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_ Mobile/Pager: \_\_\_\_\_  
 Soc. Sec. No.: \_\_\_\_\_ Driver License No.: \_\_\_\_\_ in \_\_\_\_\_ (state)  
 Date of Birth: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye Color: \_\_\_\_\_  
 Hair Color: \_\_\_\_\_ Marital Status: \_\_\_\_\_ Citizenship: \_\_\_\_\_ (country)  
 Employer: \_\_\_\_\_  
 Employer's Address: \_\_\_\_\_  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

(2) Guarantor's name (*first, middle, last*): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_ Mobile/Pager: \_\_\_\_\_  
 Soc. Sec. No.: \_\_\_\_\_ Driver License No.: \_\_\_\_\_ in \_\_\_\_\_ (state)  
 Date of Birth: \_\_\_\_\_ Height: \_\_\_\_\_ Weight: \_\_\_\_\_ Eye Color: \_\_\_\_\_  
 Hair Color: \_\_\_\_\_ Marital Status: \_\_\_\_\_ Citizenship: \_\_\_\_\_ (country)  
 Employer: \_\_\_\_\_  
 Employer's Address: \_\_\_\_\_  
 Supervisor's Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Start Date: \_\_\_\_\_ Gross Monthly Income: \$ \_\_\_\_\_ Position: \_\_\_\_\_

Guarantors submit the following non-refundable fee(s) for processing and reviewing this application:

\$ 40.00 for (1) Guarantor and \$ 40.00 for (2) Guarantor.

**Guarantors authorize Landlord and Landlord's agents to obtain a copy of Guarantors' consumer or credit reports and to verify relevant information related to each Guarantor's creditworthiness from banks, creditors, employers, existing and previous landlords, and other persons.**

Note: Landlord's broker maintains a privacy policy that is available upon request.

\_\_\_\_\_  
 Guarantor's Signature Date

\_\_\_\_\_  
 Guarantor's Signature Date



## Information About Brokerage Services

11-2-2015

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

## 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.

### **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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Star Realty</b>	<b>0606041</b>	<b>Ara@StarRealty.us</b>	<b>(214) 727-0686</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Dr. Ara Minassian</u>	<u>0564828</u>	<u>Ara@StarRealty.us</u>	<u>(214) 727-0686</u>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Dr. Ara Minassian</u>	<u>0564828</u>	<u>Ara@StarRealty.us</u>	<u>(214) 727-0686</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission**

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

Star Realty 6101 Long Prairie Rd, Suite 744-137 Flower Mound, TX 75028  
Dr. Ara Minassian Produced with zipForm

Phone: 214-727-0686

Fax: 972-692-8053

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