RF Management
Property Management Department
2526 N Loop 1604 W #210
San Antonio, TX. 78248
Office: (210) 483-5000
Fax: (210) 483-5030

Application Process & Screening Criteria

Thank you for your interest in applying to lease a home managed by RF Mgmt.
We are committed to Equal Housing Opportunity and we fully comply with the Federal Fair Housing Act. We do not discriminate against any person due to **race, color, religion, sex, handicap, familial status, national origin or age**. We also comply with all state and local fair housing laws. In order to help you in making decisions, we have listed below the criteria for qualifying as a resident with us.

APPLICANT(S) INFORMATION:

- **All persons 18 years or older must submit an application.**
- **All applications must be filled out completely, dated, and signed. Omitted, inaccurate, or incomplete information will delay processing and may result in a denial.**
- **A non-refundable application fee of $60.00 is payable to Roger Fisher for processing and reviewing each application at the time of submittal. Application fee must be in the form of a cashier's check or money order.**
- **SECURITY DEPOSIT payable to Roger Fisher Mgmt., and is due at lease signing.**
- **Each applicant must provide valid state-issued or military photo identification and allow it to be photo-copied.**
- **Application processing time is 24 to 48 hours, Monday through Friday.**
- **Applications are processed in the order in which they are received unless there are multiple applications in the same general time frame and will not be processed without all necessary paperwork, funds and/or documentation.**
- **The maximum amount of time a property will be held without rent is fifteen (15) days, with a security deposit received and application approval.**
- **Employment and monthly income must be verified. Total monthly income of each applicant or married applicants must be three (3) times the monthly rent. Self employed applicants must provide copies of minimum of two (2) years of tax returns or five (5) months of bank records reflecting income. Financial capability must be proven in writing for non-employed persons.**

RENTAL HISTORY:

- **You are responsible for providing us with information, including name, address, and phone numbers of landlords with the dates of tenancy for the previous 2 years for verification of rental history.**
- **Rental history must be verified from unbiased sources. If your only rental history is from biased sources (family or relatives), your credit report and employment verification will be the sole basis for approval or non-approval of your application.**

Each office independently owned and operated.

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APPLICANT(S) MAY BE DENIED OCCUPANCY FOR THE FOLLOWING REASONS:

- **Falsification of application by any applicant**
- **Incomplete application by any applicant**
- **Insufficient income**
- **Poor credit history of any applicant (credit reports are obtained)**
- **Poor rental profile of any applicant (rental history reports are obtained)**
- **Non-payment or frequent late payment of rent**
- **Evictions**
- **Broken lease or amount still owing previous landlord**
- **If any landlord(s) would be unwilling to rent to you again for reasons pertaining to the behavior of yourself, your pets, or others allowed on the property**
- **Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live at residence**
- **Felonies or serious misdemeanor charges and / or convictions**
- **If misrepresentations are found after the lease agreement is signed, the lease agreement will be terminated and your security deposit will be forfeited.**

We cannot accept co-signers; however, we will accept Lease Guarantors provided the guarantor completes an application, pays the appropriate application processing fee and is approved using the same criteria as the applicants.

Signing this acknowledgment indicates that you have had the opportunity to review the RF Mgmt. Application Process & Screening Criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.

If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Wayne C. Watzke _____ .

Printed Name _____ Signature

10/28/2026

Date

_____ _____

Printed Name _____ Signature

_____

Date

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Received on _____(date) at _____(time)

TEXAS REALTORS

RESIDENTIAL LEASE APPLICATION

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Each occupant and co-applicant 18 years or older must submit a separate application.

Property Address: 16614 Crested Butte Street
Anticipated: Move-in Date: 11/01/2026 Monthly Rent: $ 1400.00 Security Deposit: $ 1400.00
Initial Lease Term Requested: 12 (*months*)

A. Applicant Identification:

Applicant's name (*as listed on proof of identification*) Wayne C. Watzke
Applicant's former last name (*if applicable*) _____
E-mail rebel906@yahoo.com Mobile Ph. 210-765-0461
Work Ph. 210-591-4977 Home Ph. 210-765-0461
Do you consent to receiving text messages? [x] yes [ ] no Soc. Sec. No. 439-21-0476
Driver License/ID No. _____ in _____ (*state*) Date of Birth 10/25/1961
Height 6'2" Weight 275 Eye Color hazel Hair Color Black

Are there co-applicants? [ ] yes [xx] 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 [xx] 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 [xx] Internet [ ] Other _____

Roger Fisher
Phone: 210.410.9427 Fax: 210.590.5030
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D. Applicant Information:

Housing:

Applicant's Current Address: 17326 Wayland run Apt. No. _____
San Antonio, Texas 78247 *(city, state, zip)*
Landlord or Property Manager's Name: Sam Selman
Email: _____
Phone: 210-771-9256
Move In Date: June 2019 Move Out Date: November 2026 Rent: $ 1800.00
Reason for move: Down sizing

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: Walmart
Address: 4331 Thousand Oaks San Antonio, Texas 78217 *(street, city, state, zip)*
Employment Verification Contact: Juan Urbina or HR JR Phone: 210-591-4977
Fax: _____ E-mail: _____
Start Date: December 2023 Gross Monthly Income: $ _____ Position: Auto Team Lead
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: Walmart
Address: 5555 Da Zavala Road San Antonio Texas *(street, city, state, zip)*
Employment Verification Contact: Mark Phone: 210-558-2007
Fax: _____ E-mail: _____
Employed from jun 2019 to Mar 2023 Gross Monthly Income: $ 4500.00 Position: ACC Coach
Note: Applicant is responsible for including the appropriate contact information for employment verification purposes.
Describe other income Applicant wants considered: Orleans Criminal Sheriff's Office 2800 Gravier Street New Orleans La. 70119 Position Major Retired 4300.00 monthly

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: N/A Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____
Name: _____ Relationship: _____ DOB: _____

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F. Vehicle Information:

List all vehicles to be parked on the Property (cars, trucks, boats, trailers, motorcycles, other types of vehicles):

Type	Year	Make	Model	License Plate No./State	Mo. Payment
2005		Dodge Ram	SRT		0.00

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?
[xx] yes [ ] no

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

Type & Breed	Name	Color	Weight	Age in Yrs.	Gender	Neutered?	Bite History?	Rabies Shots Current?	Assistance Animal?
Cat	Kitty	white and orange		6	F	[xx] Y [ ] N	[ ] Y [xx] N	[xx] Y [ ] N	[ ] Y [xx] 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	
[ ]	[xx]	Will any waterbeds or water-filled furniture be on the Property?
[xx]	[ ]	Does anyone who will occupy the Property smoke or vape?
[xx]	[ ]	Will Applicant maintain renter's insurance?
[ ]	[xx]	Is Applicant or Applicant's spouse, even if separated, in military?
[ ]	[xx]	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	
[ ]	[xx]	been evicted?
[ ]	[xx]	been asked to move out by a landlord?
[ ]	[xx]	breached a lease or rental agreement?
[ ]	[xx]	filed for bankruptcy?
[ ]	[xx]	lost property in a foreclosure?
[ ]	[xx]	been convicted of a crime? If yes, provide the location, year, and type of conviction below.
[ ]	[xx]	Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
[ ]	[xx]	Has applicant had *any* credit problems, slow-pays or delinquencies? If yes, provide more information below.
[ ]	[xx]	Is there additional information Applicant wants considered?

Additional comments: _____

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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 $ _____ to _____ (entity or individual) for processing and reviewing this application.

Applicant [XX] 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:* _____

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AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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I, Wayne Watzke (Applicant), have submitted an application to lease a property located at 16614 Crested Butte San Antonio, Texas 78247 _____ *(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.

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