

MADA Realty LLC.

TENANT CRITERIA AND APPLICATION INSTRUCTIONS

All occupants eighteen (18) years of age or older **MUST** fill out an application.

TENANT SELECTION CRITERIA

1. **Income:** Gross monthly income of **at least 3 1/2 times** the monthly rent amount.
2. **Employment:** Each applicant must provide written proof of income such as check stubs (three most recent required)
3. **Residency:** Verifiable residence history for at least the past three (3) years.
4. **Credit History:** A complete Credit history report from a credit bureau will be ordered. A minimum Fico score of 600 is required. In case of a denial, we will NOT provide a copy of the credit report. A free copy can be obtained from the credit bureau.
5. **Criminal History:** Criminal history will be checked. Any applicant with a record of a violent crime(s) will be automatically denied.
This also includes any terrorism related convictions or charges. Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender will not be accepted.
6. **Occupancy:** Total number of occupants eighteen (18) years of age or older may not exceed two (2) persons per bedroom.
7. **Pets:** Acceptable pets include: dogs, cats, small caged animals or caged birds. Livestock, farm animals (including potbellies pigs) and poisonous, dangerous or exotic animal (such as snakes, spiders, ferrets and rodents) are prohibited, For each cat and/or dog, a non refundable pet fee in the amount of \$300/ pet will be charge prior to move in.
Only animals less than 25 lbs. are accepted. A picture of the pet(s) must be provided.
The following breeds are prohibited and will not be accepted: Akitas, Pitt Bull Terriers, Chows, Doberman Pinchers, Labradors, Rottweilers, Huskies, German Shepherds, Malamutes, Wolf Hybrids, Mastiff breeds and any other breed generally considered aggressive or deemed aggressive by state of local officials.

8. **Applicants WILL be denied for the following or similar reasons:**
False, inaccurate, or incomplete applications, Evictions or judgments related to rental residency, tax liens, unpaid child support, and/or current bankruptcy proceedings.
9. **Applicants MAY be denied for the following reasons:** Felony convictions and out of prison or jail less than 7 years, multiple felonies, physical or violent crimes, domestic violence, convictions related to illegal drug manufacturing and/or distribution as well as sex offenses; and/or appearance on any sexual offense or terrorist database

Our decisions are based on the information provided by a third party verification services at the time of application. We are not responsible for inaccurate information obtained.

If you meet these criteria and wish to apply, please review the fee information and application Instructions:

- 1) Need one complete filled out TAR application for each occupant of 18 years or older.
- 2) Please submit last three payroll stubs for each applicant. In the event of New Employment in the Houston area, we will need a letter from the New Employer confirming employment and income.
- 3) Please submit a color copy of the drivers licenses for each applicant.
- 4) Send all the requirements to agent for landlord's preapproval and you will receive an invitation trough www.mysmartmove.com and pay \$40 to finish the application process with the screening.
- 5) Once you are accepted you will provide a proof of Tenant Insurance with at least \$300,000 of liability coverage.

Thank you for showing!

