

Property Descriptin & Lease Requirements 5314 Tallowpine Terrace, Katy, TX

Beautifully well maintained 1,240/sq. ft. brick home, 3/2/2, ½ mile from Katy Jr. High. Wood laminate flooring through-out, with tile flooring in the kitchen, bathrooms, and utility room; no carpet anywhere. Soaring ceiling in the huge living room, other high ceilings through-out; ceiling fans throughout; walls painted neutral tones. Large kitchen w/ new dishwasher, new gas range/oven; & pantry. Back yard 100% fenced. Irrigation system front and back. 2-car garage w/ auto door-opener. Great KISD schools. Owner/Broker.

Monthly Rent	\$1,200.00
Security Deposit	\$1,800.00
Pet Deposit	Nonrefundable. Amount varies between \$300.00 - 500.00, and depends on the quantity, type, size, & breed.
Initial Lease Term	2 years
Renewal Terms	Annual, but longer is available.
Minimum Income	\$3,500.00/month = \$42,000.00 per year.
If Relying on Child Support	Provide statement from the Attorney General's Office to confirm payor's amount of support and whether the support is current.
Employment Verification	Provide 90 days of recent payroll stubs.
Income Verification	Provide 90 days of bank statements that show deposits for employment income. Other deposits can be redacted (marked out).
Rental History	Provide 90 days of bank statements that show rent payments – amount and when made. Other checks can be redacted (marked out).
Pets	Depends on quantity, type, size, & breed.

Other Requirements

1. Complete application for each adult occupant.
2. Complete form to Request Rental History.
3. Nonsmokers.

* * * * *