



810 Highway 6 S, Ste 100  
Houston, Texas 77079  
Phone: (281) 870-0000  
Fax: (281) 870-9995

## TENANT CRITERIA

Thank you for your interest. Please review our leasing policies before proceeding to the application. We don't discriminate against any person based on race, color, religion, sex, national origin, handicap status, family status, or any other state or locally protected classifications.

**All individuals living in the home age 18 and over are required to complete an application and pass through a screening process.**

- ♣ TREC Lease Application should be send to listing agent for per-screening.
- ♣ Last two months worth of paycheck stubs from current employer. If self-employed five months of bank statements will be required.
- ♣ Copy of the driver's license.
- ♣ Letter of explanation of any derogatory credit if applicable.
- ♣ \$ 40.00 application fee per applicant age 18 or older. Payment will be done online through a link sent by listing agent once pre-approved.
- ♣ All information obtained is kept confidential. Approval with additional deposit and denial are based on a review if the following criteria.

### **APPROVAL CRITERIA**

All applications are reviewed by landlords and the final decision is up to them.

No Section 8.

**EMPLOYMENT** Applicants must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs, offer letter or recent bank account statements.

**INCOME QUALIFICATION** Household gross income 3x monthly rent



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**DELIQUENCIES/RESIDENT HISTORY** Any applicant with an eviction, a broken lease or owing another landlord money will result in denial. Any current or past outstanding judgments or any unpaid civil suit from a previous landlord within the last two (2) years will result in automatic denial.

**CREDIT HISTORY** 640+ credit score required. Below 600 will be reviewed on a case by case basis. In case of a denial, we will NOT provide a copy of the credit report or refund application fees.

**CRIMINAL HISTORY** No felonies in the last 5 years. Felonies older than 5 years will be reviewed on a case by case basis. However, Any applicant with a record of a violent crime(s) will be automatically denied. This also includes any terrorism related convictions or charges. Our owner's decisions are based on the information provided by a third party at the time of the application.

**ANIMAL REQUIREMENTS** A picture of the pet(s) must be provided. An additional pet deposit will be required depending on the types of pet(s). 2 pets maximum. The following animal types and breeds are prohibited due insurance: Pitt Bull Terrier, Staffordshire terrier, Doberman Pincher, Rottweiler, and other breed generally considered aggressive or deemed aggressive by state of local officials.

**SMOKING** is NOT allowed in the property

#### **OTHER REQUIREMENTS**

**PERSONAL LIABILITY COVERAGE/RENTERS INSURANCE IS REQUIRED** by all residents to provide proof of a minimum of \$100,000 personal liability coverage as condition of residency. Proof of insurance should be provided to the landlord no later than the third day of the move-in date.

**LANDLORD** requires service fee (up to \$85) to be paid by tenant when requesting repairs through the life of the leasing term.

**Thank you,**

**Maria Parra | REALM**  
**ABR, ALHS, CNE, CSSN, MCNE, SRES**  
**Phone: (281) 543 2547**