



APPLICATION/LEASE REQUIREMENTS

Application Fees

\$35 non-refundable application fee for each applicant over the age of 18 years of age
\$125 non-refundable Texas Turnkey Admin Fee(1 admin fee per property)

Application Instructions/Requirements

1. Completed TREC application filled out by each applicant over the age of 18.
2. Background/Credit Authorization Form
3. Proof of income for each applicant. Income must be 2.5 times the rent of the property for which applicants are applying for. Provide proof of income for the last two(2) months of paycheck stubs for each applicant.
4. Copy of DL for all applicants

**Please submit all information to info@texasturnkeypm.com

Applicant Pet Requirements:

1. Pets are case by case, non-refundable deposit of \$200 per pet to be paid.
**NO vicious breeds, i.e. pit bull, rottweiler, german shepherd, doberman, chow, etc.
All pets will be screened through petscreening.com
2. \$20.00 per day per pet.

Applicant Lawn Maintenance Requirements:

1. Tenant will pay \$25 per cut per month as a lease requirement for 2 cuts(\$50 total). If tenant desires more cuts than lease requires, Texas Turnkey PM will bill accordingly.



TENANT QUALIFICATIONS

CREDIT: FICA score will be pulled but will not be the ultimate deciding factor for approval. Past credit problems are acceptable; however, applicant(s) must show good history within the last 12 months. Applicants showing delinquent accounts and/or judgements that still remain collectable may qualify for a double deposit approval ONLY if employment, income and past rental history meet qualifications. ****Rental judgements on any applicant's credit report will be grounds for an automatic rejection, unless applicant can provide proof of paid satisfied judgement and/or a letter of explanation if requested by property management company****

EMPLOYMENT: Applicants must have at least a one(1) year verifiable employment history.

RENTAL HISTORY: Applicant(s) must have one(1) year verifiable rental history. No more than 2 late pays within in the last year. Verifiable rental history is someone other than family members or friends. ****If applicant does not have verifiable rental history because the applicant is a recent college graduate or is a 1st time lessee, a lease guarantor will be considered as a responsible party with the college applicant or 1st time lessee AND both applicants qualify with income requirements and employment history****

INCOME: Combined income for applicant(s) but be a minimum of 2.5 times the rent.

CRIMINAL HISTORY: All crimes will be determined at property management company discretion. The severity of the crime and the length of the time since the crime was committed will also be at property management company discretion.