

Leasing Guidelines for DMY REALTY, INC.

Tenant Qualifications:

Criminal Convictions may be grounds for denial.

Household gross monthly **income** must be at least 3 times the monthly rent

Applicant must supply 2 months of paycheck stubs or the previous year tax return

Evictions/Broken Leases

Evictions may be grounds for denial

No outstanding debt to housing providers without proof of re-payment arrangements

Positive re-established rental history required

Bankruptcy

Bankruptcies may be grounds for denial

To be considered, they must be discharged or dismissed

Credit Score

Low credit scores are not necessarily a disqualifier – credit risk mitigation fee may be required

Pet Policy –

Licensed Service Animals are not Pets

Pets are approved on a case-by-case basis. Screening through www.petscreening.com is required for all pets, service animals, and assistance animals. Non-refundable per pet fee will be payable prior to move-in. Full or Mixed Breed Dogs on the Tx Insurance Board Dangerous Breed list are not allowed, per Owner's insurance policy.

Pet deposits will depend on the breed, size, age of the pet. References from previous Landlords will be considered in determining pet deposit. In general, a \$250.00 per pet non-refundable deposit will be required. Additional monthly rent might be charged.

These pets **WILL NOT** be accepted:

Akita

Bullmastiff

Chow

German Shepherd

Presa Canario

Staffordshire Terrier

Wolf-Hybrids

American Bulldog

Mastiff

Doberman Pinscher

Siberian Husky

Pit Bull Terrier

Bull Terrier

Rottweiler

Application Process

Incomplete Applications will not be processed.

Applicants are screened via *My Smart Move* for credit, criminal records, rental history, national eviction database. There is a \$40 per adult fee, charged by My Smart Move, and payable on line to them. It is non-refundable You will be provided a link after your Application has been pre-approved. Rental history and Employment verification can take 24-72 hours, depending on response timing by referral sources.

First Come, First Serve Processing:

We process **completed** applications on a first come, first serve basis.

Complete Applications Consist of:

Application completed and signed by each tenant over the age 18

Valid photo Identification for all applicants over the age of 18

Proof of Income – Paychecks for previous 2 months or previous year Tax Return

Picture of Pet(s)

Application and Supporting Documents Delivery

Fax to 1-281-709-6229 (You MUST dial "1" or it will not transmit properly.)

Email to Cathy.Mallia@MalliaTexasProperties.com

You will be provided with instructions on transmission of funds for security deposit and first month's rent upon final approval.

Move In Process:

The **Lease** will be submitted to all parties for signature via electronic signature.

The lease agreement must be completed within 48 hours of delivery or the property will resume showings to other parties.

Failure to pay the **Security Deposit** within 48 hours of approval will result in denial and processing of any back-up applicants

Security Deposit can be paid via wire transfer (wiring instructions provided in the acceptance email).

First Month's rent is payable according to the terms of the Lease via Cash, Money Order, Certified Funds or wire transfer.

Keys are not released prior to the first day of the lease and until all fees are paid.