

Application Guide for Streetlane Homes- A Rootstock Company

Requirements

- Deposit is 1 month of rent
- 1st month rent is paid prior to move in
- Administrative fee- 150.00 per household. This is paid once your tenant is approved and will be collected with security deposit.
- Pet deposit- 500.00 per pet, 2 pet max.
- Pet Rent- 25.00 per pet.
- All deposits collected when the contract is signed.
- We have a breed restriction on Terriers and require a bite insurance with Boxers
- 550+ credit score. At least 1 applicant must have a 550+ and using their income
- Must make 3x the rent, gross. Can be an individual or combined.
- No prior evictions
- No Broken Leases
- No active bankruptcies
- **There are no exceptions!**

Submit

- Everyone over 18 must fill out a TREC application
- Provide 4 most recent pay stubs for the individual or joint
 - Employment must be for a permanent position and not a temporary position with a temporary staffing agency.
 - If employed, submit pay stubs for the past 30 days.
 - Paycheck stubs must legible and include employer information, pay dates, applicant name, YTD earnings and tax deductions.
 - If self-employed or have other, verifiable proof of income, submit bank statements for the past 3 months.
 - Bank statements must match applicant name.
 - Current year award letters are required for SSI, SSA, VA, child support, alimony, etc.
 - Employment Offer Letters are accepted if employed less than 30 days. Offer letter must state "Offer Letter", be on company letterhead, include the company phone number, employee name and signature, start date and salary information.
- Please send everything in **PDF Format**, **do NOT send a bunch of individual pictures which could get you denied.**
- Copy of applicants Driver's License, (PDF) or valid government issued photo ID as proof of identity.
- Once we will review applications and approve income, we will send Prospect link from "MySmartMove" for background/check that will be \$40.
- There is no application fee, just the background/credit check once approved.

Timeframe

- The application process may take up to 3 business days depending on receipt of required documents and completion of background check. The landlord aims to have applications processed within 2 business days. Applications submitted on the weekend (and after 4pm on Friday) will begin to be processed on **Monday**

Pet Policy

Streetlane does not allow exotic pets. We welcome up to maximum of 2 pets/animals per household. There is a \$500 refundable pet deposit and \$25/monthly pet tent per pet. No Pit Bulls, Bulls Dogs, American Bully, American Staffordshire Terriers, Rottweilers, Doberman, Wolf Hybrid, Akita, Chows, Boxers, German Shepards, Mastiff or any breed mix of the aforementioned will be allowed. A picture of all pets will also be required.

What is Streetlane's Policy regarding Emotional Support Animals (ESA Pets?) We welcome up to a maximum of 2 assistive/support animals per household. Applicant/Resident must provide a doctor's letter dated within the past 12 months to support the necessity of the service or support animal. Applicant/Resident must agree that the animal cannot create a nuisance and that it must be on a leash if outside the home buy on the property area. Landlord has the right to refuse exotic animals even if they are service animals.