



Application Requirements and Tenant Selection Criteria

All occupants who are 18 years old or older must complete an application (TXR-2003). Email the completed application and a copy of their driver's license to HensonRealEstateDuo@gmail.com. Each applicant will have to meet the criteria below.

1. **Rental History:** 12 months of valid verifiable rental history (meaning a written lease or month-to-month agreement. If rental history is less than 12 months, an increased deposit may be requested).
2. **Credit History:** Minimum credit score of at least 650. We will obtain a copy of your credit report at lessee's expense.
3. **Employment:** Three months of the most recent pay stubs reflecting your year to date earnings. If you are self-employed or retired, we would need 2 years of signed tax returns and bank statements that provide proof of applicants' ability to pay.
4. **Income:** The gross monthly income for all tenants should be at least 3 to 4 times the monthly rent.
5. **Residency:** We require a verifiable residence history for at least 3 years, whether you currently own or rent.
6. **Criminal and Sex Offense History:** We will be performing a thorough background check. You could be declined if you have a felony conviction.
7. **Pets:** Submit a picture of your pet and current vet records with your application. Pets will be considered on a case by case basis.
8. **Applicants may be denied for the following or similar reasons:** False, inaccurate or incomplete applications, evictions, judgments, felonies, physical or violent crimes, domestic violence, and/or sex offenses.
9. **Applicants may be denied or required to pay an additional deposit or rent for the following or similar reasons:** insufficient verifiable income, excessive late or NSF rental payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit score under 650 or no credit score, and/or slow pays.
10. **Renters Insurance:** All tenants must carry renter's insurance. A copy of the policy must be provided to the Property Manager.

If approved, we will send you a sample lease so you can prepare the completed lease.