

## Rental Requirements and Procedures

9507 Charter Ridge Drive, Houston TX. 77070

### Rental Requirements

- Minimum 575 Credit Score
- No Criminal
- No Evictions
- Stable Work History (employment will be verified)
- Stable Rental History (rental history will be verified)
- Must Make 3 Times the Rent (must provide 1 month of pay stubs and/or other income)
- No Smoking Permitted
- Deposit - \$1400 (same as rent)
- Pets - Case by Case basis (must be approved by landlord before moving in)
- Pet Deposit - \$300 (could change depending on type and number of pets)
- Monthly Pet Fee - \$25.00 (increase of rent)

### Rental Processing Procedure

- Must complete TAR Lease application - Landlord will review application
- Smart Move Application - \$40 per person (required once TAR application is approved by landlord) A link from Smart Move will be emailed to prospective tenant(s) to pay and complete the online application.
- Smart Move will verify employment, rental history, and criminal. Once completed, landlord will review and determine if prospective tenant(s) meet the above rental requirements.
- If prospective tenant(s) is approved, the tenant(s) must pay deposit of \$1400. immediately. If not paid immediately, the landlord has the right to move on to next possible tenant. Landlord will not hold property without a deposit.
- Full months' rent (\$1400) is due upon move in. If move in is after the 1<sup>st</sup> of the month, the following month will be prorated.

