

TENANT QUALIFICATION CRITERIA - 5658 APGAR ST. HOUSTON, TX

APPLICATION

*All persons (18 years of age & older) that will be occupying the property need to complete an application.

*Application Fee is \$35.00 per person, (NON REFUNDABLE) includes a credit check, background check, verify employment, verify monthly income, verify landlord references. With application, all applicants are to have a valid Social Security Number, Valid Driver's License and or valid State ID.

*The lease application does not guarantee a formal Lease. The Lease will be valid once applicants are approved, the Landlord & Tenants enter into a written Lease Agreement and Applicant has paid all applicable fees to include all required fees,(\$85.00 Lease Administrative Fee), deposits and rent.

CREDIT SCORE

*580 or better

INCOME

*Applicants that are employed will have an employment verification.

*2 current paycheck status.

*Gross monthly income of all (combined) applicants must equal to at least 3x the monthly rent.

RENTER'S INSURANCE

*Tenant's are required to have Liability Insurance and provide the Landlord a copy of the Declaration Page of the policy.

RENTAL HISTORY

*No evictions, broken leases, or unpaid rents.

CRIMINAL HISTORY

*No registered sex offenders.

*No felons.

NO SMOKING OR PETS

LEASE

*The lease will be for 6 months to start.. If all is satisfactory between tenant and landlord, (ie. rent paid on time), the lease will be extended for another 6 months for a total of 12 months.