

Thank you for inquiring about our above referenced listing! All financially responsible tenants must meet the following qualifications for leasing this property:

- All financially responsible “tenants” must view the interior of the property;
- 650+ credit score (all applicants 18 years of age and older must fill out an application). All tenants credit & applications will be considered in the approval process;
- Salary must be at least 3x the rental rate. (Bank statements can not be used to verify income. Self employed individuals must provide 2 years of tax returns). The Income Verification information must be filled out on application, this is a requirement (it requires entering banking information);
- Good rental history - proper notice must be given to current landlord before we can verify rental history;
- No evictions, no broken leases (automatic decline);
- No judgements or collections from landlords (automatic decline);
- No criminal background history (may be automatic decline depending on offense, at managers discretion);
- Must be able to move in less than 30 days, depending on whether property is occupied, vacant, or in process of make ready;
- Any repairs or improvements applicant requires as a condition of renting our properties must be negotiated before a complete approval can be made & before lease is prepared and signed.
- Once you submit your application, managers will process applications in order of receipt, but Landlords/Owners may request to review any or all applications received. The application process typically takes a minimum of 3 business days. Before applications will be processed each applicant 18 years of age and older, must submit their application. All sections must be completed and required documents must be attached before they will be processed.
 - Application fees are non-refundable, whether approved or not. If your

application is not processed, we will refund your application fee (you will see a debit and a credit on your credit card statement & they may show on separate statements).

The application fee is \$50 per person and each applicant and each occupant age 18 and over must fill out an application. Applications are completed and paid for online through our website.

*Again, do not forget to fill out the income verification section of the application which requires applicants to enter banking information. No one but the credit reporting service sees your banking information, only the results which verifies past and projected salary, etc.

If you meet the above qualifications, please contact your Realtor to schedule an appointment to view. If you are not working with a Realtor already, please call Rachel or Randy at 281-444-3177 and we will refer you to one of our showing agents.

*If rental prices are different in our website than MLS, the MLS price is the current price as website may not have been update.

Thanks again for your inquiry.

Sincerely,
Gold Key Management