

All Side Realty

Texas Licensed Real Estate Company
13284 Pond Springs Rd, Suite 405, Austin, TX, 78729
(512) 377-6580, Email: Manager@allsiderealty.com

Basic Tenant Requirement:

1. No eviction record, no unpaid rent or housing, utility related collection;
2. \$250 administration fee* is to be deducted from security deposit upon tenant move-out;
3. Income at least three times of rent and debt to income ratio less than 50%;
4. Applicants with credit score lower than 650 will be denied. Or with landlord special exemption if other condition strong;
5. Application and tenant screen fee is \$75 for each adult tenant. All adult must pass screen and meet approve guide. All applicants' incomes and debts can be combined;
6. Renter's insurance is mandatory (at least liability);
7. Use National Tenant Network screen system;
8. Other conditions may apply

Please use TAR application form and credit authorization form.

When submit application to our office, **please include applicant's copy of ID and income documents.**

Note:

1. An application without move-in date won't be processed.
2. Landlord will still market houses and screen applicants to choose the best one until both parties sign a lease.
3. Application fee, deposit and first month rent must be certified funds. If application fee is paid by broker/agent, personal check is acceptable. If using Paypal, must add 3.3% processing fee in the payment. PayPal account is AllSideRealty@gmail.com.

* The admin fee is what we apply to all properties under our management. We create tenants' account which they could use to access a portal to submit repair request, ask questions, or access their payment records; we also have assistants and property managers to work with tenants on daily issues to help them enjoy their time living in the properties we manage and it's a one-time fee. We work for owners, but we also work with tenants

If you have any questions, feel free to contact listing agent.