

**Notice of Eligibility Requirements**  
**Properties Managed by Best Texas Home, LLC**  
**Must be signed by before application is accepted**

**Property Address:** 19611 Horseshoe Lake Lane, TX 77084

The Following is written notice of the tenant selection criteria and grounds for which a rental application for this property may be denied:

**EACH PERSON OVER 18 YEARS OF AGE MUST SIGN ELIGIBILITY REQUIREMENT & SUBMIT APPLICATION**

- **Evictions** – Applicants with an eviction in the past 7 years will not be accepted
- **Landlord Judgements**- Applicants who have judgement from a landlord will not be accepted
- **Income**- Applications must have a combined income of 3x times the amount of the rent
- **Verification of income**- 6 month pay stubs or 2 years taxes, 2 months bank statements if self-employed.
- **Employment**- Minimum employment of one year in the local area (extra security deposit may be required if not)
- **Rental History**- 2 years of good verifiable rental (or home ownership) history.
- **Criminal Background check**- No violent Felony convictions or drug manufacturing in past 5 years
- **Smoking**- Smoking is not allowed on the premises
- **Animals**- All applicants must apply to our Pet screening service cost is \$20 for each pet. Assistance animals or comfort animals once verified are not charged a pet fee or pet security deposit. Applicant from each household must apply whether you have pets or not.
- **Pets**- all animals considered pets are approved on a case-by-case basis. **No aggressive breeds including but not limited to** American Pit Bull Terrier (aka Pit Bull), German Shepard, Doberman, Chows, Rottweiler, or mixed breed dogs considered aggressive. All Pets require a photo for approval. Fish aquariums over 50 gallons are considered pets and subject to deposit and insurance requirements. Small puppies and kittens under 6 months are not allowed. Tenant is responsible for fence maintenance & upkeep of fence to contain their pet.
- **Pet deposits**- \$300 pet deposit is required for first pet and \$200 for second pet.
- **Renters insurance**: Applicants are required to maintain renter's insurance with liability of \$300,000. Naming Landlord on the lease and Best Texas Home as additional insured. Insurance is required before moving into property
- **ID requirements**- Applicants will submit a valid state ID or government issued id with the application
- **Credit Score**- Fico credit score requirement is 600 or above
- **\$35 mandatory** monthly pest service fee

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Applicants Signature