



## **TENANT SELECTION CRITERIA and APPLICATION REQUIREMENTS:**

Anyone that will occupy the property that is eighteen (18) years of age or older must fill out an application (form TXR-2003).

This form **MUST** be signed and submitted with the completed application before ANY processing will begin. We **THOROUGHLY** verify all applications before presenting them to our clients. While each client we represent may have slightly different criteria, our normal acceptable applicant will need to meet the requirements below. If you do not meet these minimum requirements, you should contact us before submitting your application in order to discuss your particular situation:

- 1) **Income:** On most of our properties, the gross monthly income for all tenants should be at least three (3) times the monthly rent amount.
- 2) **Assets:** Ability to show at least three (3) months rent in funds currently available in bank account(s).
- 3) **Employment:** We require verifiable employment history for at least the past three (3) years. If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), W-2's, bank statements, paycheck stubs, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES.
- 4) **Residency:** We require verifiable residence history for at least three (3) years whether you currently own or rent.
- 5) **Credit History:** We will obtain a copy of your credit report. You cannot provide this to us. Once the initial application review has been completed, a link to MySmartMove will be provided to the prospective tenant to pay for credit and background checks.
- 6) **Criminal, Sex Offense, and Terrorist Database History:** We will check for inclusion in these databases.
- 7) **Occupancy:** The total number of tenants and occupants may not exceed two (2) persons per bedroom.
- 8) **Pets:** Pet policies and deposits vary from home to home so please contact us to determine the pet policy for this home. Most homes are limited to the number and size of pets. None of our homes permit dog types that may have violent tendencies, including but not limited to: Pit Bulls, Staffordshire Terriers, Dobermans, Rotweilers, Chows, or any similar breed or mixed breed.
- 9) **Applicants will be denied for the following or similar reasons:** False, inaccurate, or incomplete applications; Evictions, judgments related to rental residency, tax liens, unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database.



10) Applicants may be denied or required to pay additional deposit or rent for the following or similar reasons: insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores under 680 or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

11) Each Applicant will be REQUIRED to provide two (2) copies of positive identification (at least one with a photo) such as Driver's License, Social Security card, etc. with each application.

**ACCEPTANCE AND MOVE-IN PROCEDURES**

1) We can normally verify and present an application to our client for an acceptance decision within one (1) business day of receipt PROVIDING ALL VERIFICATIONS CAN BE COMPLETED.

2) Once an application has been accepted, the Applicant has until 5:00 P.M. the following BUSINESS day to deliver the deposit to the office (if not already done). The deposit must be in the form of a cashier's check or money orders made payable to FYI Realty or new landlord (name will be provided). We do not accept cash for deposit or first month's rent. During this time, we will not remove the Property from the market; however, we will not process any further applications or present any other offers.

3) Approved applicant(s) will be asked to come to the office for a "formal" lease signing or this can be emailed to you for digital signatures.

I have read and fully understand the above tenant application, selection criteria, and requirements.

\_\_\_\_\_  
Signature                                      Date                                      Signature                                      Date

Property Applying for: 3210 Laurel Point Court Humble, TX 77339