Tenant Qualifying Criteria

This is a rental requirements guide to assist in the qualification expectations for each prospective tenant applicant. Before applying, please review the following rental criteria to determine eligibility. The term "applicant" under these criteria defines as the person(s) who will be signing the lease as "resident"; the term "occupant" refers to other person(s) authorized to be occupant(s) under the terms of the signed lease.

Any person 18 years or older will be required to complete and sign a Residential Lease Application promulgated by Texas Association of REALTORS (Form TXR-2003) and sign a Residential Lease (Form TXR-2001) as a "resident".

Fees: All application fee(s) and security deposit are due at the time the application is submitted. Application fee per each applicant is $50. This fee is non-refundable. The security deposit is equal to one month's rent. Application(s) without the application fee(s) and security deposit will not be considered or processed until all payments are received in full. These funds must be in the form of bank draft, cashier's check, or money order.

Occupancy Guidelines: No more than two (2) persons (resident or occupant) per bedroom may apply. Commencement of the lease must take place no later than thirty (30) days after application is submitted.

Income and Employment: Monthly gross income for all applicant(s) must be three (3) or more times the current monthly rent. All applicant(s) must have verifiable employment history. Verification may take any of the following forms: pay stubs, written verification from income source or W-2 forms. In case of new employment, applicant must provide formal employment letter from the new employer.

Rental History: Applicant(s) must have a minimum of two (2) years satisfactory rental history or previous homeowner within the past year with acceptable credit history or current homeowner with acceptable credit and income qualification. Satisfactory rental history is defined as no more than two (2) late payments not to exceed thirty (30) days past due, or no more than two (2) returned checks. The applicant(s) must have given proper notice to vacate and have no outstanding financial obligations to previous landlord. Broken leases and evictions within the last two (2) years will not be accepted unless all outstanding obligations to the previous landlord have been made cured.

Credit: All applicant(s) must have acceptable credit history. All prior history of bankruptcy must have been discharged and new credit established with more than fifty (50) percent positive.

Criminal History: The application will be denied if an applicant or occupant has any of the following offenses:

1. A conviction or received deferred adjudication for any felony that was violent in nature or drug related within the past five (5) years.
2. A conviction or received deferred adjudication or any of the following Class A misdemeanor offenses:
    a. Offenses classified by the Texas Penal Code as an offense against a person or a family member, arson, criminal mischief, disorderly conduct and related offenses.
3. A conviction or received deferred adjudication for any other offenses for which a person is required to register as a sex offender in the State of Texas. The landlord reserves the right but is under no obligation to make exceptions to this policy for non-violent offenses.

Pets: Pets (cats and dogs only) are permitted with a $350 security deposit ($150 is non-refundable) for the 1st pet and $300 ($100 is non-refundable) for the 2nd pet. The following breeds in excess of 35 lbs will not be accepted: American Staffordshire Terrier, Australian Shepherd, Catahoulas, Dalmation, Doberman Pincher, Eskimo Dog, German Shephered, Great Dane, Irish Setter, Leopard Dog, Malinois, Mastiff, Rottweiler, Shar Pei, Sheepdog, Tervuren, Timber Shepherd, Tundra Shepherd, or any other dog in excess of 30 lbs. Or any of the following breeds regardless of weight: Bull Terrier, Chihuahuas, Chow Chow, Jack Russell Terrier, Pit Bull.

X_____   X_____
Applicant Signature   Date   Applicant Signature   Date

X_____   X_____
Applicant Signature   Date   Applicant Signature   Date