

6121 Fm 1960 RD West
Houston, Texas 77069
Office: 281-444-4848



By completing and signing the application for this property you understand that the \$50.00 application fee is non-refundable even in the case yours is not accepted.

All app fees must be in our office before processing.

The following items will be required for each application:

(all persons 18 and over that will be occupying the property)

- Identification - Driver License, State issued ID Card or Passport (U.S. or Intl.)
- Copy of Social Security card
 - **(Alternatively, all non-US Citizens must provide a U.S permanent resident Visa)**
- Income Verification – Last 4 weeks of Paystubs, Valid Email for Verification Needed
Should your company choose not to participate in Verifications, including by outsourcing to a Third-Party Company (i.e. – The Work Number or U Verify etc.) additional documentation such as 2-3 months of current Bank St./Deposit Logs Showing payroll transactions may be required.
(If claiming social security benefits, military benefits, or child support as Income to qualify must provide proof of funds. Self- employed Applicants typically provide 2 years tax documents, in some cases recent bank info may work instead. Will evaluate on Case by Case basis what is needed)
- Current employer contact information, including HR or Supervisor Email address for whoever has clearance to verify Title, and Income.
- Current and previous landlord contact information, last 2 years ideally
- Dependent and Other Tenant information
- Email address for authorizing release of credit report

Approval will be based on the following factors:

- Income - combined, gross monthly verifiable income of 3x the monthly rent minimum
- Positive Credit history – No Collections to any Apt. or property in last 3 years
- Quality rental history - No broken leases, timely rental payment history to a verifiable property, no other Money owed or Lease violations found.
- Lack of Criminal history – Non moving violations to be considered on a case-by-case basis.

All applications are considered on a case-by- case basis.

Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA)