

## RENTAL REQUIREMENTS & PROCEDURES

7842 Terra Cotta, Houston TX 77040

**Monthly Rent - \$1550.00**

### RENTAL REQUIREMENTS

- Minimum 650 Credit Score (for all tenants/applicants)
- No Criminal
- No Evictions
- Stable Work History (employment will be verified)
- Stable Rental History (rental history will be verified)
- Must Make 3 Times the Rent (must provide 3 months of pay stubs and/or other income)
- No Smoking Permitted
- Deposit - \$1550.00 (same as rent)
- Pets - Case by Case (Max 1 pet, 30 lbs. or less, no aggressive breeds, no cats, must be approved by landlord before moving in)
- Pet Deposit - \$350.00 (\$50.00 non-Refundable)

### RENTAL PROCESSING & PROCEDURES

- Must complete TAR Lease application - Landlord will review application.
- Smart Move Application - \$45 per person (required once TAR application is approved by landlord) A link from Smart Move will be emailed to prospective tenant(s) to pay and complete the online application.
- Smart Move will verify employment, rental history, and criminal. Once completed, landlord will review and determine if prospective tenant(s) meet the above rental requirements.
- If prospective tenant(s) is approved, the tenant(s) must pay deposit of \$1550.00 immediately. If not paid immediately, the landlord has the right to move on to next possible tenant. Landlord will not hold property without a deposit.
- Full months' rent (\$1550.00) is due upon move in. If move in is after the 1<sup>st</sup> of the month, the following month will be prorated.

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