

KLAUS HOMES LLC  
Klaus Management  
Jorge Klaus Hernandez  
16819 Amidon Dr. STE 13  
Spring TX 77379  
Cell: 832-434-4646  
Email: management@klausinvestments.com



## **Residential Lease Application Process**

**To be considered for approval, all adults (18 years or older) must fully complete a rental application. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the rental home.**

**Together with the application we require:**

- **Valid Social Security Number / ITIN / Visa**
- **Copy of the driver's license or any other government picture ID**
- **\$55.00 non-refundable processing application fee per adult 18 and over.**
- **Application fee must be Online Payment payable to Cozy 3rd Party Website (Link will be Sent)**
- **PERSONAL CHECKS WILL NOT BE ACCEPTED**
- **Copy of Check Stubs and / or Bank Statements if Self Employed**

**\*(Additional Information May be required)**

- **Submit to the following Email: management@klausinvestments.com**

**All applications are subject to approval through an outside Application Processing Agency. All information obtained is kept confidential. Approval with additional deposit and denial are based on a review of the following criteria:**

### **INCOME**

- **Household income must be at least 2 or 3 times the monthly rent.**

### **EMPLOYMENT**

- **Applicants must be employed or provide proof of income. Each applicant must provide written proof of income such as check stubs (two most recent required), offer letter, most recent year's tax record or three most recent bank account statements within 72 hours of completing an application.**

## **RESIDENT / Rental HISTORY**

Any applicant with an eviction, a broken lease or owing landlord money will result in a denial. If older than five years and the applicant has a good rental history since, the applicant will be accepted with an additional deposit.

## **CREDIT HISTORY**

- A complete Credit history report from a credit bureau will be ordered. A minimum Fico score of 600 is preferred but not required. Additional deposit if credit score is less than 600.

## **CRIMINAL HISTORY**

- Criminal history will be checked. Any applicant with a record of a violent crime(s) will be automatically denied. This also includes any terrorism related convictions or charges. Any person convicted for crimes of a sexual nature, designated as a sexual predator/offender will not be accepted.

*\*Our decisions are based on the information provided by a third party verification service at the time of application. We are not responsible for inaccurate information obtained.*

## **ANIMAL REQUIREMENTS**

Only animals less than 20 lbs are accepted in most of our homes with the following conditions:

- Proof of current vaccinations, proof of weight when full grown and breed documentations is required
- A picture of the pet(s) must be provided.
- An additional pet deposit (from \$200.00 to \$300.00 per pet) will be required depending on the type of pet(s).

*The following animal types and breeds are prohibited and will not be accepted:*

*Akitas, Pitt Bull Terriers, Chows, Doberman Pinchers, Labradors, Rottweilers, Huskies, GermanShepherds, Malamutes, Wolf Hybrids, Mastiff breeds and any other breed generally considered aggressive or deemed aggressive by state or local officials. Other Prohibited Animals: Snakes, Ferrets and Rodents*