

Property Description & Lease Requirements

5329 Tallowood Terrace, Katy, TX

Beautifully well maintained 1,240/sq. ft. brick home, 3/2/2 near great Katy K.I.S.D schools: 3/4 mile from Katy Jr. High; 1.3 miles from Hutsell Elementary, & 3.7 miles from Katy Sr. High. Wood laminate flooring through-out, with tile flooring in the kitchen, bathrooms, and utility room; no carpet anywhere. Soaring ceiling in the huge living room, other high ceilings through-out; ceiling fans throughout; freshly painted walls in neutral tones. Large kitchen w/ dishwasher, disposal, electric range/oven, pantry. Back yard 100% fenced. Irrigation system front and back. 2-car garage w/ auto door-opener. Owner/Broker.

Minimum Income: \$5,800.00/month = \$69,600.00 per year. ***If you cannot prove \$70k/year in income, then please do not apply.***

Monthly Rent: \$1,450.00 / Paid monthly by direct deposit.

Security Deposit: \$2,200.00

Pets & Pet Deposit: Depends on quantity, type, size, & breed. Deposit is nonrefundable, and the amount varies between \$300.00 - 500.00, depending on the quantity, type, size, & breed.

Initial Lease Term & Renewal: 2-year initial term; lease renews annually, but longer is available if desired.

If Relying on Child Support: Provide statement from the Attorney General's Office to confirm payor's amount of support and whether the support is current.

Employment Verification: Provide **90 days** of **recent** and **current** payroll stubs.

Income Verification: Provide **90 days** of **recent** and **current** bank statements that show deposits that confirm income. Imaged checks can be redacted (marked out).

Other Requirements:

1. Must have a bank account.
2. Nonsmokers.
2. Complete a lease application for **each adult occupant**.
3. Provide a **copy of your Texas Driver's License**.