

LANDLORD'S TENANT QUALIFICATIONS

1902 Lantana Springs Ln | Pearland | TX 77581

APPLICANT(S) (completed TXR 2003 application for everyone 18yrs and older)

- Applicant(s) must have a credit score of 645 or higher.
- Three year minimum steady employment history.
- Applicant's income must be a minimum of three times the rent.
- Will not accept criminal history with felony convictions nor violent crimes.
- Will not accept co-signers or guarantors.
- Will not accept prepaid rents to approve unacceptable applicant application.
- Will not increase tenant deposits to approve unacceptable applications.
- Will not accept multi-families. Landlord has a two-person roommate limit.
- Will not accept applicants who have breached leases elsewhere, no matter how long ago. *May be grounds for an automatic REJECTION of application.

REQUESTED SUPPORTING DOCUMENTS

EMPLOYMENT & FINANCIAL VERIFICATION

- Current Driver's License or Passport
- Self-employed; three months of bank statements & three years of Tax Returns.
- W2-employed; three most recent paycheck stubs and current employer/supervisor's phone number and email address.
- Married Couple: primary provider at least 3/4 of qualifying income w/partner income to reach amount.

RENTAL VERIFICATION

- Two year minimum of **verifiable** good rental history. (Max 2x late within 1yr)
Provide **Landlord's** phone number and email. **Not** family members or friends.
- Property ownership verified with tax roll or Settlement Statement from sale.

○ Non-smokers *only. Any visitors who smoke, must smoke outside only. No smoking ever allowed inside.*

No trampolines or above-ground pools allowed.

○ Pet Friendly (case by case); photo required for consideration.

○ \$500 deposit - non-refundable *for first pet.*
3 pet maximum; \$250 non-refundable for each additional pet.

*Upon receipt of application and supporting docs, applicant(s) will be emailed a link to apply \$40 application fee for the background check per applicant.

The code for the door is 6759