

15423 Wandering Trail, Friendswood, TX

TENANT QUALIFICATIONS AND APPLICATION PROCESS

Please review the following guidelines to expedite the application process:

1. 1) Each individual 18 years or older that will occupy the property will need to complete a TAR rental application. The application fee is \$40 per applicant 18 years or older. Application fees are non-refundable.
2. 2) Income: Income should be at least 2.5 times the monthly rent amount.
3. 3) Pets: Pets are case by case. If a pet is accepted, there will be a minimum pet deposit of \$300.00. This deposit is non-refundable. Tenant will also be charged a monthly fee of \$30.00 per pet. Landlord may require additional deposits depending upon type of pet. No vicious breeds.
4. 4) I.D.: A clear copy of a current driver's license or Government issued ID will be required for all applicants 18 or over.
5. 5) Please provide proof of income that matches the application. We require three (3) current paycheck stubs that show the year-to-date income. We require a verifiable gross family income equal to 2.5 times the amount of rent. If below the guidelines the applicant may be considered pending there are NO other issues present. We may require an increase in the deposit if the income does not meet our guidelines. If you are self-employed, please submit three months' bank statements and tax returns for the two previous years. Landlord will review the overall income vs. debt ratios as well.
6. 6) Residency: Please provide verifiable residence history for at least 3 years whether you own or rent. If currently renting, please provide phone numbers and email addresses for landlords for verification purposes.
7. 7) We will run a credit, criminal and eviction report. Any negative issues can result in decline of the application, or an acceptance may be offered with an increased security deposit and/or pre-paid rent.
8. 8) The total number of tenants and occupants may not exceed two (2) per bedroom.

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9) No smoking or vaping allowed inside the property.

10) Applicants will be denied for the following or similar reasons: false, inaccurate, or incomplete applications; evictions; judgments related to rental residency; recent defaults on credit cards; defaults on utility bills, tax liens; unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years; multiple felonies; physical or violent crimes; domestic violence; sex offenses; and/or appearance on any sexual offense or terrorist database.

11) Applicants may be denied or required to pay additional deposit or rent for the following or similar reasons: insufficient verifiable income, excessive late or NSF rent payments, broken leases,

property damages, unpaid rent, mortgage not current, foreclosures, low credit scores, excessive credit collection balances, slow pays, drug-related offenses.

I have read and fully understand this tenant selection criteria and wish to continue the application.

Signed by: _____ Date: _____ Signed by: _____
Date: _____