

Tenant Requirements

1. Tenant to fill out TREC Application and provide: Driver's License, Last 4 Paystubs (self-employed-tax return), and YTD income.
2. Tenant to earn 3x's the rent
3. Realtor will verify applicant's TXDL prior to sending in application
4. Must have good landlord references
5. Minimum of 650 credit score
6. No Smokers, waterbeds, or illegal drugs
7. Pets will be accepted case by case basis
8. Once Listing Agent receives the items above, then we will issue mysmartmove.com link to apply to complete. Please know that tenant and all adults dwelling within the residence will pay for the back-ground and full credit report at time of application.
9. Security Deposit, (= to 1 month rent) in the form of cashier's check made out to Landlord. (the deposit will take property off market)
10. First month rent, (=to 1 month rent) in the form of cashier's check made out to Abby Realty, due upon move in.
11. Tenant is responsible for any HOA violation. Ex. Must put garbage cans away on trash day in a location out of sight from the street.
12. Must provide renters insurance dated the first day of occupancy.