

Welcome to Rustic Bridge. Before you apply to rent a single-family property, please take time to review our rental application and approval criteria. The following information is offered so that all applicants will have available to them a detailed statement of the rental qualifying policies.

Application for Residency:

An Application for Residency must be completed and maintained for each adult applicant. Each applicant must complete the rental application fully and accurately. Falsification of information will result in denial of residency.

Occupants:

All adult occupants will be considered as responsible residents under the Lease Agreement and will be asked to sign the Lease as a resident.

Application Fee:

Each applicant must pay a non-refundable application fee of \$40.00. Because there are no exceptions, it is important that you review this information carefully before applying, making certain that, to the best of your knowledge you meet the rental application approval criteria stated.

Deposit:

There is a one-time deposit due at the time of move in of \$1340.00.

Rent:

First full month's rent and utilities are due in full prior to taking possession of the property. Agent will notify applicants prior to move in as to the total amount due.

Identification:

All visitors must present a valid driver's license or other photo identification to view the property. Other acceptable forms of identification are: Valid state issued ID card, valid Military ID card or a valid Passport. In addition, each applicant must provide one of the following forms of identification for the verification process to begin: United States government issued Social Security number, ITIN number, student visa, (I-20), current work visa, (I-94) or temporary resident alien card verifying approved entry by the United States government, (I-94W.) All applicants must either be an eligible citizen or an eligible non-citizen. Proof of citizenship is required. All applicants must be at least 18 years of age or older unless emancipated.

Income/Employment:

Applicants must have a gross income source that can be verified and is at least: 3 times (three times) the monthly rent of the property being leased. Acceptable income verification required includes the applicant's last two (2) months' worth of pay stubs or an employment verification signed by a direct supervisor, payroll, or human resources department representative. In the event of a job change, the previous employment will be verified, and the applicant must provide a copy of an employment contract or written offer letter from the new employer.

Self-employed applicants will be required to provide either the previous year's tax return or bank statements for the last six (6) months. Proof of retirement benefits, disability income or full-time student status will be required.

Credit History:

A credit report is part of the approval process and can disqualify an applicant from renting the property. A credit report that could result in denial is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. The credit report will be run by a 3rd party provider (mysmartmove.com).

The purpose of the credit report is to obtain information on the applicant's history of meeting financial obligations, future ability to make timely rent payments and to determine whether the applicant has ever been evicted from a rental unit. **During the application process** the current housing provider will be contacted to determine the applicant's current lease.

Residence History:

Up to 1 (one) years of rental history must be verified. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. A record of disturbance to neighbors, destruction of property or living or housekeeping habits which

Criminal History:

A criminal background check will be run on all Applicants, any occupant or lease holder over the age of 18.

1. Applicants will be denied if convicted of offenses listed under Section 3g(a) of the Texas Code of Criminal Procedure including the following offenses:
 - Murder
 - Capital murder
 - Indecency with a child by contact
 - Aggravated kidnapping
 - Aggravated sexual assault
 - Aggravated robbery
 - An offense under Chapter 481 of the Texas Health and Safety Code, for which punishment is increased under:
 - Section 481.140 of the Texas Health and Safety Code; or
 - Section 481.134(c), (d), (e), or (f) of the Texas Health and Safety Code, if it is shown that the offender has been previously convicted of an offense for which punishment was increased under the aforementioned subsections
 - Sexual assault
 - Injury to a child, elderly individual, or disabled individual, if the offense is punishable as a felony of the first degree and the victim of the offense is a child
 - Sexual performance by a child
 - An offense under Section 15.03 of the Texas Penal Code, if the offense is punishable as a felony of the first degree
 - Compelling prostitution
 - Trafficking of persons
 - Burglary, if the offense is punishable under Section 30.02(d) of the Texas Penal Code and the actor committed the offense with the intent to commit a felony under Section 21.02, 21.11, 22.011, 22.021, or 25.02 of the Texas Penal Code
 - Any offense where the offender used or exhibited a deadly weapon during the commission of a felony offense or during immediate flight therefrom
2. Applicant(s) will be denied if receiving a reportable conviction or adjudication, as defined by Article 62.001 of the Texas Code of Criminal Procedure which requires offenders to be registered as a sex offender.
3. Applicant(s) will be denied if convicted or subject to deferred adjudication for a felony not listed above if the incarceration, probation or deferred adjudication period was completed within 10 years from the date of application.
4. Applicant(s) will be denied if convicted or subject to deferred adjudication for a Class A or B misdemeanor involving drug-related or violent crimes if the incarceration, probation or deferred adjudication period was completed within 5 years from the date of application.

Applicant will be automatically denied if the applicant's name appears on the list of known terrorists and wanted fugitives as provided by the Office of Foreign Asset Control (OFAC), federal agencies to include the FBI and other state and local enforcement agencies.

Other convictions or deferred adjudication of offenses will be reviewed on an individual basis.

No applicants will be admitted who have been evicted from federally assisted housing for drug-related criminal activity in the last three years.

Note: This requirement does not constitute a guarantee or representation that residents or occupants residing at this apartment community have not been convicted of a crime or are not subject to deferred adjudication for a crime.

Pet Policy: Case-by-case basis

Validity Period:

Approved applications remain in good standing for a period of thirty (30) days from the approval date. If the lease is not signed and/or the applicant fails to occupy an apartment within the viable time, the application must be re-submitted for verification and approval AND a new application fee must be paid. The applicant will be placed at the bottom of the wait list.

Disclaimer:

The property owner will make reasonable efforts to verify information contained on the rental application to determine if the applicant meets the minimum leasing criteria. If information is not available, then the applicant may not meet all leasing criteria and the application may be refused.

The property owner reserves the right to modify its leasing criteria at any time without notice.