

Notice of Eligibility Requirements (Per Property Code 92-Residential Tenancies)

Must be signed by the applicant(s)

Property address: 13814 Lacy Cove Ct Houston TX 77034

The following is printed notice of the Landlord’s tenant selection criteria and grounds for which a rental application for this property may be denied:

- **Credit History.** – A complete investigation of credit history of each applicant will be made and will require a satisfactory rating. A FICO score of 600 and above is acceptable. FICO credit scores below 600 may be considered and may require an additional deposit. A social security number is required to apply. Cannot have any recent (within the last 2 years) bankruptcies on report, cannot have any unpaid judgements/collections from property Owners/Landlords.
Other: If score is below 600 an additional security deposit may be required
- **Employment.**- Minimum of (1) year(s) steady employment (unless proper documentation provided for extenuating circumstances).
Other: _____
- **Income.**- Income must be a minimum of (3) times the rent amount. We will consider married couple’s combined income if second person meets the above employment minimum.
Other: _____
- **Rental History.**- At least (1) years of good, verifiable rental (or ownership) history. Current/previous Landlords must provide confirmation of timely payment history. Recent Foreclosure may be accepted as long as payment is not or was not equal to, or lower than monthly rent and reasonable efforts were made to cure or sell. Documentation will be required. A double deposit would apply if all other criteria acceptable.
Other: _____
- **Criminal Background.**- Any criminal background is subject to owner’s discretion. We have to weigh any charge or conviction with sensitivity to public perceptions and time lapse since the event. A recent conviction for assault or sexually based crime by any member of a household will be bases for declining.
- **Smokers.**- (sole discretion of the owner.) _____Smokers allowed (outside only) NO SMOKERS
- **Pets (sole discretion of the owner.)** _____No pets allowed Case by case basis
 1st Pet Deposit \$300.00 2nd Pet Deposit \$ 300.00 (pet deposits are non-refundable)

GUIDELINES: We do not lease to anyone that owns inherently dangerous animals. This includes but is not limited to pit bulls, Rottweiler, Doberman, chows or dogs listed as a “mixed breed” without listing what the mixed breeds are. Pets will be subject to visual inspection. No puppies under one and half years old (1 ½). Cats are not accepted for houses with barber carpet and may also be declined on houses with hardwood floors unless they are declawed. Kittens are not accepted under age one and a half years (1 ½). Any dog over 75 lbs. Is on a case by case basis. No more than two pets ever permitted. Aquariums over 50 gal. or any other pets to be discussed prior to submission of application. Domestic animals only.

Other: Minimum \$300,000 liability pet insurance naming Landlords and Best Texas Home as insured
HVAC Maintenance fee of \$20 per month to be paid with rent

- **Application Fee(s).**- Complete applications must be provided for all occupants 18 years or older along with a clear copy of valid ID and or Driver’s License for all applicants, co-Applicants and Occupants.
Qualifying Applicants \$ 60 Qualifying Co-Applicants \$ 60 Occupants only \$ 60

First step to the application process is for the applicant(s), co-applicant(s) occupant(s) 18 years or older to **review, sign, and submit** to us this Landlord’s Eligibility Requirements Notice. Once received the link to the application on line will be provided to pay fee(s) and apply. Multiple applications on a property will be processed starting with the first prospect to submit completed application(s) and documentation. Failure to provide accurate/complete information on an application will delay the approval process.

Signing this acknowledgement indicates that you have had the opportunity to review the Landlord’s tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. **If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.**

Applicant Signature

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