



Landlord's Tenant Qualifications

For Property pertaining to: 2918 16th Ave N Texas City, TX

Employment: Minimum of 1 year Steady Employment

Looking for stability in long term employment. However, IF a New Job, previous employment must have been well over 1 year with no longer than 2 week gap between old and current employment.

Rental History: a minimum of 2 Years of "Verifiable" GOOD history is a MUST.

-Verifiable History is somewhere/someone whom the tenant had a valid lease and not with a family member or friend.

-Any Rental Judgement/Eviction present on the Credit Report; no matter how long ago, MAY be grounds for an automatic rejection of application.

Income: MUST be at a minimum of 2.5 times the rent.

Married Couples:

-Primary provider must make at least $\frac{3}{4}$ qualifying income w/ partner income to reach remaining amount.

Roommate situations:

-with rental history together-same stipulation as married couple.

-without rental history together, one roommate must qualify wholly (2.5xs rental amount) and will be the Primary and other is the secondary leaseholder.

Criminal History:

-No Felonies in the past 10 years. No misdemeanors in the past 5 years. No Felonies or misdemeanors involving violent crimes will be approved. No Sex Offenders will be approved. ALL OTHER CRIMES WILL BE DETERMINED AT LANDLORD'S DISCRETION BY SEVERITY AND LENGTH OF TIME SINCE CRIME COMMITTED.

Credit: GOOD Credit in last 18mos

-We are not looking for a minimal score. Past credit problems acceptable in the "distant" past but must show good history within the last 18mos. ..IF prospect has more than 1 acct currently 30 days or more past due or has 4 late payments in the last 6mos..or accounts has gone into collections within the past 18mos and remain unaddressed, prospect WILL NOT be qualified for a full approval but may qualify for a Double deposit or last months rent paid upfront (additional to Security Deposit and 1st month rent) IF employment, income, and rental history are approved.

Credit Reports can be obtained for Free by prospect at annualcreditreport.com and submitted in full.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Printed Name _____

Applicant Printed Name _____