



An application will contain the following:

1. Signed RentLife® Property Management General Rental Criteria, Rental Application Policy and Procedures Form
2. Signed RentLife® Property Management Privacy Notice (Full Addendum Attached)
3. RentLife® Property Management Residential Lease Application (One for each individual 18 years or older)
4. \$75 Application fee for each RentLife® Property Management Residential Lease Application submitted.

Required Supportive Documentation:

5. Valid Driver's License or other Government Issued Photo ID for each Residential Lease Application submitted
6. Verifiable Proof of Income: (Last 2 months of pay stubs or Last 2 years of tax returns if self-employed/1099)
7. Proof of Funds: (Last 2 Months' Bank Statements)
8. Completed Pet Screening Profile (Required by all Applicants): <https://rentlife.petscreening.com>

General Rental Criteria

Three Years of Good Rental History:

No Forcible Entry & Detainer (Evictions) unless you have verifiable documentation of landlord irresponsibility. However, an eviction due to property damage by the resident will not be accepted under any circumstances. No history of any damage to the residence or an outstanding balance due to a previous landlord. If you have no prior rental history, then you will possibly have to pay a higher Security Deposit or have a qualified cosigner – the cosigner must be a resident of Texas, own Property in either Harris or Montgomery Country, have a good credit history, and be willing to sign the lease.

Verifiable Gross Income:

Minimum of three (3) times the monthly rental rate charged on the residence. Check stubs and bank statements must verify the monthly income.

Criminal Background Check:

Residency may be denied due to criminal history (see Criminal Background Criteria)

Credit History:

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history. Applicants with credit scores of less than a FICO score of 620 will be required to pay a higher security deposit if they are approved. Applicants with a FICO score of 620 or higher may also be asked to pay a higher security deposit if approved.

Maximum Occupancy:

Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted:

- | | | |
|--------------------------|--------------------------|---------------------------|
| 1 Bedroom – 3 Occupants | 2 Bedrooms – 5 occupants | |
| 3 Bedrooms – 7 Occupants | 4 Bedrooms – 9 occupants | 5 Bedrooms – 11 Occupants |

CRIMINAL BACKGROUND CRITERIA

Verification of local and national criminal databases for all occupants 18 years of age and older will be performed. Criminal backgrounds involving sex offenses, violent crimes, prostitution, domestic violence, or possession of weapons or illegal substances may be grounds for denying an application. An exception may be made for the type or the offense's age, and please provide details to your Application and Leasing Coordinator.

Disqualification From Residency

(Convictions ONLY)

- First or Second-Degree Murder
- First Through Third Degree Assault
- Kidnapping
- First through Fourth Degree Criminal Sexual Conduct
- Arson
- Harassment and Stalking
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes