

## Property Description & Lease Requirements 915 Cascade Ridge, Katy, TX

Beautifully well maintained 1,507/sq. ft. brick home, 3/2/2, ½ block from Cimarron Elem., just off Peek Rd. Wd. laminate flooring through-out, w/ tile in the kitchen, bathrooms, and utility room; no carpet anywhere. Huge liv. rm w/ 12 ft. high clgs in the liv. rm, lg. kit. & breakfast area. 10 ft. - 11 ft. vaulted clgs in bedrooms. Clg. fans throughout. Walls painted neutral tones. Lg master bdrm w/ huge master closet. Master bath has sep. shower & sep. oval tub. Large family rm w/ wd burning gas fireplace. Kitchen has gas range/oven, microwave, dishwasher, disposal, & pantry. Yard 100% fenced. Irrigation system front & back. 2-car garage w/ auto door-opener. Great KISD schools. Owner/Broker.

Minimum Income:	\$6,800.00/month = \$81,600.00 per year. <b><u>If you cannot prove \$81,600/year in income, then please do not apply.</u></b>
Monthly Rent:	\$1,695.00. Lawn care & utilities are a tenant expense.
Security Deposit:	\$2,500.00, and is <b><u>refundable</u></b> as provided by the lease.
Pets & Pet Deposits:	Depends on quantity, type, size, & breed. Deposit is <b><u>nonrefundable</u></b> , and the amount varies between \$300.00 - \$600.00, depending on the quantity, type, size, & breed.
Initial Lease Term & Renewal:	2-year initial term; lease renews annually, but longer is available if desired.
If Relying on Child Support:	Provide statement from the Attorney General's Office to confirm payor's amount of support and whether the support is current.
Employment Verification:	Provide <b><u>90 days</u></b> of <b><u>recent</u></b> and <b><u>current</u></b> payroll stubs. The failure to provide 90 days of recent and current payroll stubs will delay application review.
Income Verification:	Provide <b><u>90 days</u></b> of <b><u>recent</u></b> and <b><u>current</u></b> bank statements that show deposits that confirm income. Imaged checks (other than checks to a landlord) can be redacted (marked out). The failure to provide 90 days of recent bank statements will delay application review.
Other Requirements:	<ol style="list-style-type: none"><li>1. Nonsmokers.</li><li>2. Complete a lease application for <b><u>each adult occupant</u></b>.</li><li>3. Provide a <b><u>copy of your Texas Driver's License</u></b>.</li><li>4. Provide a <b><u>copy of your SSA card</u></b>.</li></ol>

