

Dwellings Texas Tenant Selection Criteria

Before you begin the application, please read through the information below. The application fee is NON-REFUNDABLE.

If there are multiple applications at one time, each application will be presented to the Landlord.

If important, you will want to double check any room measurements, specific schools and if specific utilities are provided to the property prior to signing a lease.

Information must be clear and concise and all documentation must be attached to the application. Please make sure you include names, phone numbers, emails and any other contact information for us to verify residency and employment.

Please take special note on requirements regarding income verification.

Pet Fees

All animals accepted on a case-by-case basis. There is a non-refundable pet deposit of \$350/pet, 2 pets max. All applicants with animals must submit pictures. National database registration verification checked for all service animals.

General Animal Guidelines - (records may be required)

No bite records

Must be spayed or neutered

Over 1 year old

No vicious breed dogs

Under 25 lbs

Dogs & cats only

No aquariums

Application fee:

The application fee, as outlined in the listing, must be paid online via link sent from agent from www.mysmartmove.com. Failure to pay the application fee will result in automatic decline. The application fee is non-refundable once submitted.

When applying to rent a property, there are certain guidelines most landlords will look at. However, every landlord is different but these are general guidelines in which many landlords will base their decision.

Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

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Tenant Selection Criteria:

1. Rental History:

Last two places of residency history must be provided in order to process your application. If you rented, Landlord contact information must be filled out.

2. Employment History:

Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have employment history, please provide proof of income via bank statements showing deposits for at least the preceding three months, retirement or social security statements.

3. Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

4. Deposits:

Applicant must submit security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application. If owner permits a pet, a pet deposit must be paid at the same time as security deposit.

5. Photo ID:

All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.

6. Credit:

A credit report will be processed for each applicant 18 years or older

7. Criminal:

A criminal background check will be processed for each applicant 18 years or older.

The following conditions, although not guaranteed, are a general guideline only. Despite the following, a landlord may decline your application. Talk to your agent prior to submitting an application.

Foreclosure in the last 4 years

Double security deposit

Dismissed Bankruptcy within last 4 years

Double security deposit

More than 25% negative credit

Double security deposit

50% negative credit with good rental history

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½ Additional Security Deposit

Good rental history with no credit
Co-signor and/or ½ additional security deposit

No rental or credit history
Up to double deposit and/or a co-signer

More than 75% positive credit, good rental history
Single security deposit

Eviction or negative rental history or rental debt in the last five years
Decline

Falsification of application
Decline

Invalid social security number or other acceptable form of ID.
Decline

Failure to pay application fee
Decline

Incomplete application
Decline

Criminal History
Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants 18 and over. We do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and or age of offense, please provide details to the Property Manager.

Credit Score Calculation
Applicant/s with an average credit score less than 620 will be denied.
Calculating scores for combined applicants, we add the scores of all applicants and divide by number of applicants to get a median score.
Example: applicant 1 has a Vantage score of 700 and applicant number 2 has a Vantage score of 550.
Add 700 plus 550 for a total of 1250 and divide into two, which gives an median score of 625.

DocuSigned by:

William E. Chann
William E. Chann

DocuSigned by:

Valeria Di Filippo
Valeria Di Filippo