

**Sloan Garden Apartments**  
**EFFECTIVE 01/01/2022**

**ALL APPLICANTS WILL BE APPROVED ON THE FOLLOWING CRITERIA**

**A RENTAL APPLICATION MUST BE PROCESSED ON ALL PROSPECTIVE RESIDENTS 18 YEARS OF AGE OR OLDER AND A NON-REFUNDABLE APPLICATION FEE OF \$25 PAID FOR EACH APPLICANT. (THE EXCEPTION WOULD BE AN INDIVIDUAL LIVING WITH A PARENT, GUARDIAN OR THEIR DESIGNEE.) A STATE OR FEDERALLY ISSUED PHOTO I.D. WILL BE REQUIRED OF EACH APPLICANT.**

**1. INCOME**

Gross income per apartment must be two times the amount of the market rent. If not verifiable by employer, we require the past 3 months of bank statements or certification from the bank that the account maintains a minimum average monthly balance of two times the rental amount.

**2. EMPLOYMENT:**

A prospect must have verifiable current employment and six months employment history or a verifiable source of income. School will be accepted as an alternative to employment history provided if it can be verified.

**3. CREDIT:**

All applicants must provide a valid social security number. Applicants who are not permitted to have a social security number will have to supply satisfactory alternative identification. For example: a valid foreign passport or I-10 form. A credit report will be processed on each applicant. Applicants for whom do not meet the credit requirement of a 550+ credit score will be considered on a case-by-case basis and will require additional security deposits. Having a foreclosure in the past 12 months will require a deposit of one month's rent. Medical accounts are not considered.

**4. RESIDENCY/ RENTAL HISTORY:**

Two years verifiable residency on current/ previous addresses with at least 12 months rental or home ownership history. If rental history is from a private owner, a copy of the rental agreement or the 12 most recent rent receipts payable to owner must be supplied.

**5. AN APPLICANT WILL AUTOMATICALLY BE DENIED FOR THE FOLLOWING REASONS:**

- a) Having unresolved debts to a current/previous landlord/mortgagor and/or non-compliance with any terms of the lease/contract and/or community policies. (More than two late payments or returned checks per year of residency are unacceptable.)
- b) Having been evicted or currently in the process of being evicted by a landlord for cause.
- c) Bankruptcy has been filed, or is currently under consideration, and no final order of discharge has been entered.
- d) Any information on the rental application is not true.
- e) If any applicant or adult occupant has a conviction or has received deferred adjudication for any felony within the past five years, the rental application will be denied. Additionally, if any applicant or adult occupant has a conviction or had received deferred adjudication for the following misdemeanor offenses, the rental application will be denied: 1. Offenses classified by the Texas Penal Code, as an offense against the person, an offense against the family, arson, property damage or destruction, robbery, burglary and criminal trespass, theft, or weapons. 2. Offenses identified in the Texas Controlled Substances Act as a class A misdemeanor. 3. Any other offenses involving any misdemeanor offense for which a person is required to register as a sex offender in the State of Texas; or 4. Any federal offenses or offenses in another jurisdiction classified in a category similar to those identified in this section.

**6. AGE: Applicants must be at least 18 years of age.**

**7. OCCUPANCY: Maximum number of occupants per apartment:**

2 bedroom: 4  
Children under the age of 2 years will not be counted when determining occupancy guidelines.

**8. SECURITY DEPOSIT:**

A security deposit must be paid in full prior to moving in.  
\$300.00 Deposit  
From the time of receipt of deposit, applicant has 72 hours to cancel with no penalty. After 72 hours, the entire security deposit is forfeited.

**9. PET DEPOSIT/ PET POLICY:**

A maximum number of two pets are allowed per apartment with an additional non-refundable fee of \$500 per pet. Pet weight limit 40 lbs and the following breeds are not allowed; Staffordshire Terriers, Pit Bull Terriers, Rottweiler, Doberman Pinscher, Pit Bull, Chow, Presa Canarios, Akita, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamutes, Siberian Huskies and German Shepard. We reserve the right to reject breeds not listed above. No exotic animals allowed.

**10. PARKING:**

Applicant agrees to management's assignment of parking spaces. Inoperable vehicles, large trucks, construction vehicles, boats, trailers and other recreational vehicles are not permitted on the property. All registrations must be current. Maximum of two vehicles per apartment.

**11. RENT:**

All rent, deposits and fees must be paid through tenant portal online.

**12. If a prospective resident fails to meet all, but meets at least two of the criteria listed in items 1 through 4, the following options are available. (Note: all applicants must meet Items 5-11.)**

- a) A guarantor may be used. The guarantor must complete an application, pay the application fee, meet all criteria (Note: Income must be four times the amount of rent.) and must sign all required paper work and have it notarized before the resident moves in.
- b) If the prospective resident does not have a guarantor, an additional deposit equal to one month's rent will be required.

**PERSONAL LIABILITY COVERAGE/ RENTERS INSURANCE IS REQUIRED** by all residents to provide proof of a minimum of \$100,000 personal liability coverage as a condition of residency. Personal liability coverage may offer you protection if you are held responsible for causing damage to the rental home due to a covered cause of loss, such as fire.

**I (WE) HAVE READ THE ABOVE AND UNDERSTAND THE CRITERIA FROM WHICH MY (OUR) APPLICATION WILL BE APPROVED.**

\_\_\_\_\_  
**APPLICANT'S SIGNATURE** **DATE**

\_\_\_\_\_  
**APPLICANT'S SIGNATURE** **DATE**

\_\_\_\_\_  
**OWNER'S REPRESENTATIVE** **DATE**