Rental Requirements

You must have an email address and a checking account to rent from us. Monthly rent is paid online via Zelle, if this is problem please do not apply.

The First Full Month's Rent + Security Deposit (+pet fee if applicable) will be due once the applications have been approved. We can hold a property for up to 2 weeks with paid deposits.

1. Every Applicant over 18 years of age must provide one totally completed and accurate application along with a copy of their ID and/or Driver's License.
2. The total re-occuring monthly NET **Income** must be **3 times more than the monthly rent amount**. We will only use "household combined income" if you have established rent history together in the past.
   a. Must provide proof of income – 4-5 paycheck stubs, tax returns, & recent bank statements showing re-occurring and/or regular deposits and monthly rent payments made.
3. Must provide good contact information for verification of rental history.
4. **No evictions or judgments** from past landlords or property management companies. Broken leases may be considered on a case by case basis with a higher security deposit.
5. NO sex offenders, no felonies within in the last 10 years.
6. Pet(s) are considered on a case by case basis.
   a. Recent photos of all pets are required (if applicable)
   b. **No aggressive breeds** due to insurance company restrictions.
   c. If you are claiming to have a "service animal" or ESA then a doctor's letter will be required in addition to any other documentation you are able to provide.
7. Bad Credit is ok with good explanation, good income, and good rental history.
8. $60 per application fee per adult over 18. This fee is NON-REFUNDABLE and will be required in order to process the application(s). Venmo or Zelle are accepted for payment.

PLEASE use the PROPERTY ADDRESS as the subject line when emailing any documents or applications. Items should be emailed to bostonregroup@outlook.com with a text 832-331-4103 for confirmation of receipt.