

CONTINUITY CORPORATION

A PROPERTY MANAGEMENT COMPANY

1312 Dennis Street Houston, TX 77004

Tenant Criteria:

- **Minimum Income Requirement:** Verifiable Gross income 3Xs the rental rate
- **Lease Term:** A minimum of 1-year lease.
- **ITIN:** Not accepted
- **Smoking:** No smokers are allowed.
- **Pets:** No Pets. Please use the provided link to register and confirm "No Pets." <https://continuityhouston.petscreening.com>.
- **Guarantors/Co-signers:** Not accepted.
- **Housing Vouchers:** Not accepted
- **Criminal History:** HUD guidelines regarding criminal history will be followed.
- **Evictions/Landlord Issues:** No history of evictions or landlord-related problems.
- **Utility Collection:** No current or past utility collection issues.
- **Employment/Income:** Verifiable employment and income are required.
- **Credit Score:** A minimum Transunion score of 600+ is required.

Documentation Requirements:

- Proof of income (last 2 pay stubs for employees, or 1099/W2s for self-employed individuals).
- For each individual aged 18 and above:
 - A fully completed TXR-2003 application form
 - Color photocopy of the Driver's License(s).
 - Include copies of the Social Security Number (SSN) cards.
(Please note that ITINs are not accepted.)

Required Fees:

- **Application Fee:** \$50 per person over 18 years old who will be living or staying in the property. This fee is non-refundable and covers the cost of processing the application.
- **Security Deposit:** A minimum of one month's rent.
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Please submit all the required documents to the following three email addresses. Additionally, please send a text message to the listing agent confirming that the documents have been received.

Jen@continuityhouston.com

Denise@continuityhouston.com

Michael@continuityhouston.com