

# Chadwick Investments

13843 Hwy 105 West, suite 317  
Conroe, TX 77304

## TENANT APPLICATION CRITERIA

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### **Applicant Policy**

- All occupants 18 and older must complete and application
- Must have valid United States driver's license or government issued photo ID. Copies must be provided with tenant application
- Application must be completed in its entirety; items left blank that apply may serve as grounds for rejection.
- \$45 non-refundable application fee is due when the application is submitted through SmartMove.com
- By submitting application the applicants acknowledge acceptance of these criteria

### **Prior Rental History**

- Two years VERIFIABLE and ACCEPTABLE rental history or other proof of residency
- No civil judgements related to prior rented properties and no past evictions

### **Criminal History Criteria**

We will reject any occupant for a history of any of the following convictions:

- Conviction or prison term in the last 10 years for: possession of or intent to distribute a controlled substance,
- Sex offender conviction,
- Any robbery, burglary, or theft related conviction,
- Assault related or domestic violence convictions,
- Cruelty to animal related convictions,
- Any felony conviction or prison term within the last 10 years

**Credit Score and Deposit Required**

We will only use our internally generated credit reports and criminal background data provided by our tenant screening service. We do not accept credit reports provided by prospective tenants.

<b><u>SCORE</u></b>	<b><u>SECURITY DEPOSIT</u></b>
650 or higher	100% of 1-month rent
625 to 649	125% of 1-month rent
600 to 624	150% of 1-month rent
575 to 599	175% of 1-month rent
550 to 574	200% of 1-month rent plus Guarantor with 700 credit score***

\*\*\* Additional first and last month rent may also be required.

In situations with multiple applicants, the credit score used to determine acceptance and deposit required will be the average of all applicants who contribute at least 33% to the household income. All applicants must each have a minimum credit score of 500.

Guarantors score will not average calculation to determine deposit.

**Income and Debt to Income Ratio**

The combined gross monthly income for all applicants should be at least three (3) times the monthly rent. Income must be verifiable through three months of pay stubs, three months of bank statements or two years of annual tax returns.

If income requirements cannot be met, proof of funds may be required equal to 12 months rent in liquid assets (cash or equivalent).

**Prior Occupancy Information**

Chadwick Investments may make application decisions based on prior rental history such as late rent payments, HOA violations, previous security deposit itemizations, and other aspects of prior rentals indicating tenant suitability.

### **Guarantor Policy**

Guarantor must complete an application, have a credit score of 700 or above, and be willing to sign a guarantor agreement making them responsible for rent if default should occur. Furthermore, the Guarantor must deposit an additional deposit of 1 months rent.

### **Applicants with NO CREDIT HISTORY available**

Additional \$50.00 application fee is required. We will accept a NO CREDIT HISTORY if all the above and following criteria are met:

1. Must be locally employed
2. Must provide letter from employer verifying employment and salary. (100% call back to employer to verify required)
3. 200% of 1-month rent SECURITY DEPOSIT
4. Applicant must have proof of funds for six months rent in liquid assets (cash or equivalent).

### **International Applicants**

A valid passport or any U.S. Government issued photo identification will be required at time of application. Proof that applicant(s) are eligible to live and work in the United States is required, as well as verification of employment and wages from employer.