

## Tenant Requirements

- Tenant to fill out TREC Application and provide: Driver's License, Last 4 Paystubs [self-employed-tax return], and YTD income.
- Tenant to earn 3x's the rent
- Realtor will verify applicant's TXDL prior to sending in application
- Must have good landlord references
- Minimum of 580 credit score, no evictions or landlord debt
- No Smokers [including garage and entry ways], waterbeds, or illegal drugs
- Pets will be accepted case by case basis
- Once Listing Agent receives the items above, then we will issue [mysmartmove.com](https://mysmartmove.com) link to apply to complete. Please know that tenant and all adults dwelling within the residence will pay for the background and full credit report at time of application.
- Security Deposit, [= to 1 month rent] deadline will be set for 48 hours of lease execution [unless on Sunday or a Holiday, then the following business day] - the deposit will take property off market
- First month rent, [=to 1 month rent] in the form of cashier's check made out to Abby Realty, due upon move in.
- Tenant is responsible for any HOA violation. Ex. Must put garbage cans away on trash day in a location out of sight from the street.
- Must provide renters insurance dated the first day of occupancy prior to move-in and liability insurance with Craig Gorewitz named as an additional insured.
- Keys will not be release earlier than commencement date

## LANDLORD'S RULES AND REGULATIONS



- 1) Tenant is responsible for any maintenance item valued at less than \$100.00. For example, clogged toilet, sewer lines, or drains, any water leak such as that caused by a worn faucet cartridge, toilet flapper valve, or toilet fill valve.
- 2) Tenant is not to dispose of anything other than toilet tissue paper in the toilets. If a clogged toilet or sewer line is found to be from something other than toilet paper, the service visit may be the tenant's responsibility.
- 3) Tenant shall not pour grease or egg shells down the drain. Grease will solidify and eventually block the sewer line. Eggshells will collect and block the drain. Tenant may be responsible for the service call if a blocked sewer is caused from grease or egg shell disposal.
- 4) No satellite dishes can be mounted onto the house.
- 5) Never burn wood or trash or anything inside the fireplace. Existing gas logs can be used.
- 6) No trampolines with a circumference greater than 4 ft. or above ground pool is allowed in the backyard [children's "kiddie" pool is acceptable]
- 7) Attic is not designed for storage. There is existing plywood already installed and can be used for light weight items [e.g. Christmas decorations, empty suitcases, etc.].
- 8) Approval is required before any painting, interior and exterior.
- 9) No smoking, including garage and entry ways including garage and entry ways

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10) All HOA violation notices will be forwarded to the Tenant. In the event, these notices are not abided by there will be an HOA charge in which the Tenant will be responsible. The tenant must always abide by the rules of the HOA. Some examples or tenant HOA violations:

- Trash cans visible from street [on same day of trash collection pickup i.e. Monday and Thursday], please return trash cans into the garage or behind the backyard fence. HOA issues fines for trashcans visible from the street.
- Lawn/bushes not trimmed
- Inappropriate window coverings
- Non-functional vehicles in sight
- Trash/debris left at the curb too early or too late after trash pick up
- HOA violations that are not the tenants fault, will be covered by the landlord. Example: Exterior trim needs to be painted or fence pickets are loose

11) Tenant to allow the landlord [or handyman] access to the property as needed.

12) Tenant is responsible for replacing AC filters monthly. If Tenant neglects this and the AC unit breaks, Tenant will be responsible for the cost of the repair.

13) Bug extermination is the tenant's responsibility.

14) Tenant to professionally clean home prior to move-out, including appliances & carpet