

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 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.
- Keys will not be release earlier than commencement date