

# CONTINUITY CORPORATION

A PROPERTY MANAGEMENT COMPANY

1242 Ragsdale Ln Katy, Tx 77494

## 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:** Pets are considered on a case by case basis and verified through <https://continuityhouston.petscreening.com>. For individuals without pets, please use the provided link to register and confirm "No Pets."
- **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.
- **Pet Fee:** The pet fee(s) will be determined after the animal(s) have been evaluated through Petscreening.com.

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](mailto:Jen@continuityhouston.com)

[Denise@continuityhouston.com](mailto:Denise@continuityhouston.com)

[Michael@continuityhouston.com](mailto:Michael@continuityhouston.com)