

19122 Yellow Thrush Drive, Cypress Texas

PRE-QUALIFICATION CHECKLIST

Thank you for your interest in this great property.

To ensure the tenants are aware of our policies, each box below needs to be checked and the form signed by you and your client and submitted with the application packet. Once app fees are paid, they become non-refundable. If you do not meet all the criteria below, please do not send your apps and app fees. In addition, we verify EVERYTHING. Please make sure everything on your application is correct. If we receive a fraudulent application, we DO report to the police AND the Texas Real Estate Commission. Application fraud is extremely high right now and we have a zero-tolerance policy.

Requirements:

- Must make 3x the rent. Income must be verifiable, and we WILL call the employer for employment verification.
- Must have at least 600 credit score and recent credit lines must be paid on time. Even if your credit is 600, it is still a case-by-case basis. No open bankruptcies or judgements allowed.
- No felony convictions
- Must have PERFECT rental history. No broken leases, evictions, slow pays, or violations.
- No aggressive breed pets. This includes pets mixed with the breeds below. Other breeds are still case by case basis. You must provide a picture of the pet upon application submittal.
 - German Shepherd • Akita • Staffordshire Terrier • Chow • Alaskan Malamute • Doberman Pinscher • Great Dane • Siberian Huskie • Rottweiler • Presa Canario • Wolf Hybrid • Cane Corso • Mastiff • Great Pyrnees • Pit Bull

Documents needed from each person over 18 years of age:

- Fully completed application (each person over 18 will need their own application) signed by the applicant. Page 4 needs to have my information filled out. John Newsom- 832-512-9885 – john.newsom@exprealty.com
- Color copy of Driver's license
- Picture of pets (if applicable)
- 2 months of check stubs. If self-employed, we need 2 years of tax returns. If using tax returns, use the net income after deductions to determine if your client makes 3x the rent. Bank statements are not acceptable.
- Each applicant will be supplied a link to mysmartmove.com to complete for background check and credit report. Mysmartmove.com requires a fee.

The Lease Application – Fully Completed and signed (If the field does not apply to you, mark N/A or NONE) Incomplete applications will not be processed.

_____ Applicant 1

_____ Applicant 2

_____ Applicant 3

_____ Applicant 4

_____ Applicant s Agent