



# TEXAS LIVING

C O M P A N Y

## Rental Requirements

Here at Texas Living Company we value your time and peace of mind. Please following the checklist to help aid in a smooth transaction. Remember, penmanship and accuracy goes a long way!

### Minimum Requirements

- Must have a gross income 3x rental rate (\$2,000.00 x 3 = \$6,000/mth. income)
- Must have verifiable income
- Must have a valid Social Security Number
- Credit – Minimum 620+ (may submit if slightly less, but will need to include a written verifiable explanation)
- Good Rental History – No evictions, No late payments, No broken leases (may submit a written letter with a verifiable explanation)
- No Criminal Convictions
- Must pass credit, criminal and background checks
- **MINIMUM 2-YEAR LEASE**

### When submitting each application:

- Clear copy of Driver's License for all occupants over 18 years of age
- Last 3 Paycheck Stubs (or last 2 years Federal Tax Returns, if Self-Employed, not Bank Statements)
- Completed and TREC/TXR-2003 Signed Application for each occupant over 18 years old (Realtor will provide form)

### Pets:

- Provide pictures of pet(s).
- Case by Case, but landlord reserves the right to meet pet and decided in person if required.
- No barkers, biters, diggers or aggressive.

### Security Deposits:

- \$3,000.00 Security Deposit (Refundable, less any damage upon move-out)
- \$500.00 Pet Deposit, (Refundable, less any damage upon move-out)

### Other:

- Landlord limits number of cars to 3

- Guests limited to 14 days, or MUST go through application process, be approved and be added to lease
- Tenant must agree to abide by neighborhood Deed Restrictions and Rules of Occupancy
- Applicants will be required to pay a \$43.00 fee

***This form MUST be checked, signed and completed before we can submit your application.***

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Tenant

Date

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Tenant

Date