

2000 Bagby #9436 – Leasing Criteria

*This is a great building and a wonderful place to live. The Rise Management HOA takes an active role and has specific guidelines for leases in the building. High-rise living requires mutual respect and consideration, so make sure you feel comfortable with the criteria before you apply. **Tenants must review, accept, and follow building rules.*

Landlords are seeking someone who is responsible who will care for their property as if it is your own. They prefer a strong employment history, on-time rent or mortgage payments, and good references.

Income: At least 2X the monthly rent in verifiable income (provide your most recent paycheck stubs)

Self-Employed Applicants: Please provide your past 2 years of IRS tax returns with all schedules if you do not have paycheck stubs.

Credit: Landlords prefer credit scores of 700 and up. If your score is lower, please write a note of explanation if there are special circumstances.

Criminal: No felonies or misdemeanor convictions for crimes of moral turpitude within the past 20 years (per Rise HOA Management)

Evictions: No evictions

SMOKING & VAPING ARE NOT PERMITTED IN THIS UNIT OR ON THE BALCONY!

Pets: Landlords prefer no pets, but pets will be considered on a case basis. HOA limit is two house pets per unit, including cats, dogs, caged birds, and fish, with proper vaccinations and licenses, per city ordinance. Deposit TBD.

Occupants: Building guidelines are limited to two adults, 3 persons total, for a one-bedroom unit

Parking: One assigned parking space #147 is included. Parking rules are strictly enforced.

Move In/Move Out Deposit - \$500 non-refundable, paid to Rise Management (each time)

Building Damage/Security Deposit - \$1500 (refundable at the end of your lease), paid to Rise Management. Landlord will pay this on your behalf if you are a strong applicant.

Landlord's Security Deposit - \$2275

Tenant _____ Date _____

Tenant _____ Date _____

Landlord _____ Date _____

Landlord _____ Date _____

2000 Bagby #9436 – Leasing Process

1. Be honest. If you have something questionable to share, please say it up front. These landlords prefer the truth, and open, honest communication vs. unpleasant surprises. It is a relationship where mutual trust and respect are required.
2. Everyone Over 18 must complete a TREC application (no blank spaces, please) and submit it to RuthAnn@Prince-Properties.com.
3. The building requires a copy of each tenant's valid ID (driver's license or passport). Submit with applications.
4. Once applications and IDs have been submitted, landlord will review and ask any questions or take the next steps. You will be notified when there is a task on your end.
5. Landlord will send a link to MySmartMove.com (secure portal) and each tenant will pay directly.
6. After landlord reviews the credit and background check, a decision will be made. Listing agent will prepare the lease if the applicant is accepted.
7. Tenant must meet landlord's criteria, as well as HOA Management's criminal/eviction criteria.
8. Deposit of \$2275 (landlord) must be collected before lease is submitted to HOA Management to schedule move in appointment.

WE WILL NOT ACCEPT ANY CREDIT OR BACKGROUND INFORMATION PROVIDED BY A TENANT OR TENANT'S AGENT. In the spirit of fairness, we will pull all reports, so don't waste your money trying to be helpful or proactive.

This is a community of mostly owner-occupants so it's important that it's a good fit when tenants move into the building. If you are interested in living at Rise because you visualize the great parties you could have, it's probably not a great match. The vibe is much more quiet and reserved.

Tenant Date

Tenant Date

Landlord Date

Landlord Date

2000 Bagby #9436 – Building Details

Lease Term:

Minimum 12-month lease. No short-term rentals. No subletting. All leases must be approved by Rise Management.

Utilities:

Tenant is responsible for power. Visit www.powertochoose.org to find available plans.

Tenant is responsible for internet/TV (Rise has AT&T fiber). www.att.com/local/fiber/texas/houston

Tenant is responsible for water. It is billed through the HOA. You will reimburse landlord for your usage.

Building Amenities:

24-hour concierge

Packages accepted at front desk

Keyed mailbox in lobby

Secure building access (key fob needed to operate elevators)

Double-gated parking garage with assigned parking space (key fob access to open fast gates)

Bicycle parking areas in garage

5th floor Zen Garden with tables, chairs, and grills (community use, up to 2 guests with resident)

15th floor Pool/Spa/Outdoor Kitchen/Lounge Areas (community use, up to 2 guests with resident)

Move In/Move Out:

All moves must be scheduled in advance and approved by Rise Management. There is a \$500 fee (non-negotiable) to prepare the elevator for your move. Up to two moves per day will be scheduled.

Tenant Date

Tenant Date

Landlord Date

Landlord Date