



16416 N Eldridge Pkwy • Tomball TX 77377

Office: (281) 893-6777

M-Thur. 9-5 Friday 9-noon Closed Weekends

Welcome to Texas Realty & Management Company! All occupants over the age of 18 must complete a separate online application and must pay a non-refundable \$55 application fee. In order to make this a smooth process, please note the following rental requirements and leasing procedures *prior to beginning the application process* as approval is based on these factors. *If there is a freeze on your credit report, it must be removed before you can continue, once application fee is paid, credit report is obtained automatically. Please note we do not provide copies of obtained credit reports.*

The following items will be required for each applicant:

- Identification – Driver License, state issued I.D. or U.S. passport
- Copy of Social Security card
 - All Non-US citizen applicants must provide a U.S. Permanent Resident Visa valid through the term of the lease - No Exceptions
- Verification of income – Three months of most recent pay stubs PLUS three most recent months of personal bank statements showing direct pay income as well as mortgage/rent payments, social security, retirement, military funds. If self-employed you must provide personal bank statements not business statements (items not needed can be blacked out for privacy, we just need to see your name on statement, address and the items requested). Child support is not counted as income.
- A picture of any pets and a copy of current vet records
 - The following dog breeds (and mixes thereof) are not accepted: Rottweilers, Doberman Pincers, Pit Bulls, Akitas, Chows, Perro de Presna Canarios, Wolfdog hybrids, Mastiffs or other breeds at the homeowner's discretion (please contact our office if unsure)
- Current and previous employer contact information
- Current and previous landlord contact information
- Dependent information

Approval will be based on the following factors:

- Income - Combined, gross monthly income of 3.5x-4x the monthly rent
- Credit - Minimum 620 credit score (Experian) with no broken leases, rental collections, active bankruptcies, recent foreclosures or excessive collections (if any applicants fall below this minimum, please contact our office before applying)
- Rental history
- Criminal history

All applications are considered on a case-by-case basis. We continue to process applications until funds are received on an approved application. Applications are processed during office hours. If you have any concerns regarding the above-mentioned criteria, please contact our office before applying. Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA).