

Dear Prospective Tenant(s);

I'm so glad to be welcoming you to your potential new home at 2742 Little Caney Way Conroe TX. I want to provide you with some information to help your application go more smoothly.

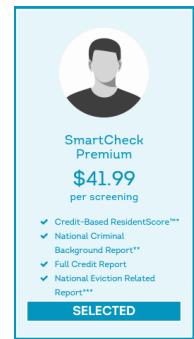
If you are not working with an agent, no issues, please provide me with your email and I can send over all documentation.

Application Package: Please ensure the following are sent over:

- Lease Application TAR-2003 - fully filled out (no blanks)
- Pet Agreement (if applicable)
- Driver License & Social Security Card
- 60 days bank statements
- Valid number for previous landlord / contact person for address listed on Drivers License.

Upon Receipt of Initial Documents:

- Will send MySmartMove Screening application \$42 (per person) to the emails specified in application. Background Check and Credit Screening will be sent after contact from the previous landlord.
 - o No Bankruptcies, Credit score 650+ (explanation + increased deposit to waive), Flexible on Criminal history (pending offense)



Upon Acceptance:

- Executed Lease Agreement TAR-2001
 - Landlord Requires the following acceptance by prospective tenants prior to application acceptance
 - Rent will be paid electronically
 - Pet deposit: 150 non-refundable
 - Special Provisions: A pre-paid Maintenance Charge of \$40 per call for issues reported.
 - Key box: Authorized during the last 30 days of lease. Early withdrawal Fee same as rent.
 - Repairs: Appliances or items that will not be repaired: refrigerator, washer, dryer.
- Welcome Letter
- Copies of Deposit & First Months Rent (Cashiers Check)
- Provide proof of account turn-on scheduled for: Power, Water and Trash, Gas
- Provide proof of Renters Insurance with the owner listed on policy documents.

Working with an agent: *In order to receive commission, all viewings must be accompanied.

- Agreement between brokers TAR-2008
- Copy of Broker W-9
- Addendum Regarding Rental Flood Disclosure (TXR 2015) *no Flooding*

Please send full application package to Listing Agent:

- **Miranda King** (360) 509-0011 MirandaKingRealty@gmail.com