

CONTINUITY CORPORATION

A PROPERTY MANAGEMENT COMPANY

1833 Branch Hill Pearland 77581

Tenant Criteria:

- **Minimum Income Requirement:** Verifiable Gross income 3Xs the rental rate through W2 or 1099. Bank Statements & Zelle deposits are not accepted.
- **ITIN:** Not accepted
- **Lease Term:** A minimum of 1-year lease.
- **Smoking:** No smokers are allowed.
- **Pets:** Pets are considered on a case by case basis and verified through <https://continuityhouston.petscreening.com>. For individuals without pets, please use the provided link to register and confirm "No Pets."
- **Guarantors/Co-signers:** Not accepted.
- **Housing Vouchers:** Not accepted
- **Criminal History:** HUD guidelines regarding criminal history will be followed
- **Evictions/Landlord Issues:** No history of evictions or landlord-related issues.
- **Utility Collection:** No current or past utility collection issues.
- **Employment/Income:** Verifiable employment and income are required.
- **Credit Score:** A minimum Transunion score of 600+ is required.

Documentation Requirements:

- Proof of income (last 2 pay stubs for employees, or 1099/ for self-employed individuals. **Bank statements & Zelle deposits are not accepted** as verifiable income).
- For each individual aged 18 and above:
 - A fully completed TXR-2003 application form
Ensure page 4 has our brokerages complete information so that background/credit checks are authorized. (Page 2 of this document) Continuity Corporation; 11280 Braes Forest Dr. Apt 201 Houston, TX 77071; 713-272-7133; jen@continuityhouston.com and michael@continuityhouston.com
 - Color photocopy of the Driver's License(s).
 - Copy(s) of Social Security Number (SSN) cards. (Please note that **ITINs are not accepted.**)

Required Fees:

- **Application Fee:** \$50 per person over 18 years old who will be living or staying in the property. This fee is non-refundable and covers the cost of processing the application.
- **Security Deposit:** A minimum of one month's rent.
- **Pet Fee:** The pet fee(s) will be determined after the animal(s) have been evaluated through Petscreening.com.

Please submit all the required documents (**Completed Application(s), proof of income(s), color copy of driver's license(s), copy of social security card(s)**) via email and include all receipts below. Additionally, please send a text message to the listing agent confirming that the documents have been received.

Listing Agent Contact

- **Jen Escobar 405-227-7222. Please feel free to contact me with any questions concerning the property or tenant criteria.**

Jen@continuityhouston.com ; Denise@continuityhouston.com ; Michael@continuityhouston.com



AUTHORIZATION TO RELEASE INFORMATION RELATED TO A RESIDENTIAL LEASE APPLICANT

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I, _____ (Applicant), have submitted an application to lease a property located at _____ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

<u>Continuity Corporation</u>	(name)
<u>11280 Braes Forest Dr Apt 201</u>	(address)
<u>Houston, TX 77071</u>	(city, state, zip)
<u>(713)272-7133</u>	(phone)
<u>Michael@continuityhouston.com and/or jen@contiuityhouston.com</u>	(e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

Applicant's Signature _____

Date _____

Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.