

LEASING REQUIREMENTS AND PROCEDURES

All occupants over the age of 18 must complete the Residential Lease Application (TXR-2003). Once the preliminary app is approved, the landlord will send a link from mysmartmove.com. It will be a non-refundable \$42 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.

The following items will be required for each applicant:

Identification – Driver License, state-issued I.D., or U.S. passport

- All Non-US citizen applicants must provide a U.S. Permanent Resident Visa valid through the term of the lease
- Verification of income – Three months of most recent pay stubs or three most recent months of personal bank statements if self-employed or receiving social security benefits, military benefits, or child support
- 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 the listing agent if unsure)
- Current and previous employer contact information
- Current and previous landlord contact information

Approval will be based on the following factors:

- Income - Combined, gross monthly income of 3X the monthly rent
- Credit - Minimum 600 credit score with no broken leases, rental collections, active bankruptcies, recent foreclosures, or excessive collections (if any applicants fall below this minimum, please contact 713-448-0212 before applying)
- Rental history
- Criminal history

All applications are considered on a case-by-case basis. If you have any concerns regarding the above-mentioned criteria, please contact the listing agent 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).

Please contact Nicole Buechner with any questions or concerns
713-448-0212
homes@nicole4realty.com