

First step in the application process for:

**21 Riverbank Dr. The Woodlands Tx. 77381 is as follows.**

1. Schedule a showing of the property with your agent or the listing agent's representative.
2. Complete the Texas Association of Realtors Application form 2003 provided by your agent or the listing agents representative. This form must be legible with all the boxes completed! All prospective tenants over the age of 18 must submit an application.

Note: Applicants **Will** be denied for the following or similar reasons: False, inaccurate, or incomplete applications, evictions or Judgements related to rental residency, unpaid child support or bankruptcy. Applicants **May** be denied for Felony convictions, physical or violent crimes, domestic violence, convictions related to the manufacture of illegal drugs, distribution, and sex offenses. Applicant **MAY** be denied or required to pay an additional deposit for credit scores under 700 or no credit score.

3. Once the application is completed and sent to the listing agent, the application will be sent to the Owner for discussion and a decision to move forward or not. We will not ask you to pay for your background reports unless we are serious in selecting you as a tenant for this property. If asked to pay for your background reports you will receive an email invitation for an application on the subject property from mysmartmove.com. Their fee is \$42.00 -\$45.00 for the necessary background reports.
4. We will need a copy of your driver's license.
5. We will need proof of employment (payment records) for a minimum of 2 Months of employment or an employment letter.
6. For all other questions please email the listing agent.

**Items to consider about this lease**  
(For informational purposes only)

- This property is being leased AS IS. No Changes will be made to the property unless approved by the Owner.
- All applicants must independently verify property information like room dimensions, school zones, deed restrictions.
- Tenants are required to have renters' insurance prior to keys being handed over.
- Once an application has been accepted, the tenant will have 2 business days to deliver the deposit in the form of a cashier's check made out to the Property Manager.