

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 and application fees are non-refundable. 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
 - 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 o 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
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- Deposit will match rent amount unless notified otherwise

Pet Deposits and Fees

- Pets are non-aggressive breeds
- \$350 non-refundable pet fee first pet
- \$200 refundable pet fee second pet

Rental Requirements

Income

- Gross combined income of (3.5x) three and a half times the monthly rent.

Credit History

- 640+ credit score (if any applicants fall below this minimum, please contact our office before applying)

Bankruptcies

- No open bankruptcies
- Any previous bankruptcies must be discharged at least 12 months before the application submission date

Criminal History

- The application will be denied for most categories of non-juvenile felony convictions that occurred up to seven years prior to the application date.
- For a complete list of criteria based on offense type and conviction results, please inquire.
- Felony convictions in the following offense categories result in auto-denials, regardless of when the offense occurred:
 - Sex related offenses
 - Terrorism related offenses
 - Theft by check related offenses
 - Worthless check related offenses

Rental History

- Good rental or mortgage history
- Evictions: No evictions in the last seven years
- No outstanding debt owed to another landlord or property management company.

All applications are considered on a case-by-case basis. If you have any concerns regarding the above-mentioned criteria, please contact our office before applying as application fees are non-refundable. Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA).