

Lease App Checklist & Criteria

Please send apps to: kameron@lionsgaterealty.com

Step 1: Complete Residential Lease Application

Please fill out the Residential Lease Application (TXR-2003) for every occupant over 18 years of age. You can find the form attached to this email.

Step 2: Provide Identification

Attach clear copies of a valid photo identification for all occupants over 18 listed on the lease.

Step 3: Proof of Income

Submit two months of the most recent pay stubs or proof of income.

Step 4: Pet Information (if applicable)

If you have pets, please provide the following details:

- Type
- Breed
- Weight
- Spayed/Neutered
- Current rabies shot
- Assistance animal information
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Next Steps: Application Review

Once we receive complete application packets, we will present them to the landlord in the order they are received. All applications will be reviewed by the landlord. If the landlord expresses interest in further review, we will send a response via email and ask you to pay the online application fee for processing.

The online service will pull credit reports and conduct criminal background checks.

After the landlord completes the background and credit checks, we will send you a final notice of either approval or denial. If approved, we'll provide instructions for the next steps, including the final lease agreement and any additional documents for signature.

We appreciate your cooperation in this process and look forward to working with you. If you have any questions or need further assistance, please don't hesitate to reach out.