Notice of Eligibility Requirements Properties Managed by Best Texas Home, LLC Must be signed before application is accepted.

Property Address	s: 19422 Allview	Lane,	, Houston,	TX.	77094
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The Following is written notice of the tenant selection criteria and grounds for which a rental application for this property may be denied:

ALL PERSONS OVER 18 YEARS OF AGE MUST SIGN ELIGIBILITY REQUIREMENT & SUBMIT APPLICATION

- Evictions Applicants who have had an eviction filed against them in the past 7 years will not be accepted.
- Landlord Judgements- Applicants who a have judgement from a landlord will not be accepted.
- Income- Applications must have a combined income of 3x times the amount of the rent.
- **Verification of income-** 2 month pay stubs and 2 months bank statements may be required as proof of income. 2 years taxes may be required on self-employed applicants.
- Employment- Minimum employment of one year in the local area (extra security deposit may be required if not)
- Rental History- 2 years of good verifiable rental (or home ownership) history.
- **Criminal Background check-** No violent Felony convictions or drug manufacturing or selling of drugs in past 5 years.
- **Smoking-** Smoking is not allowed within 25 ft of the building structure.
- **Drugs** Illegal drugs are not allowed on the property at any time.
- Animals- All applicants must apply to our animal screening service whether you own a animal or not. If you have a pet there is a annual registration charge of \$20 per pet. Assistance animals or comfort animals once verified are not charged a pet fee or pet security deposit.
- Pets- all animals considered pets are approved on a case-by-case basis. No aggressive breeds including but not limited to American Pit Bull Terrier (aka Pit Bull), German Shepard, Doberman, Chows, Rottweiler, or mixed breed dogs considered aggressive. All Pets require a photo for approval. Fish aquariums over 50 gallons are considered pets and subject to deposit and insurance requirements. Small puppies and kittens under 6 months are not allowed. The tenant is responsible for fence maintenance & upkeep of fence to contain their pet.
- **Pet deposits-** \$300 nonrefundable fee required for each pet, maximum of 2 total pets. 1,000,000.00
- Renters insurance: Applicants are required to maintain renter's insurance with liability of \$100,000. Naming Landlord on the lease and Best Texas Home, LLC as additional insured or interested party. Insurance is required before moving into property.
- ID requirements- Applicants will submit a valid state ID or government issued id with the application.
- Credit Score- We use Fico 8 credit score by Transunion. Credit score must be over 600.
- \$35 mandatory Most properties have a \$35 pest service fee which is paid by tenant.
- **Rent Processing fee** We charge \$3.00 to process fees paid online by ACH. 5% for Debit or Credit cards. Zelle, checks or money orders have a \$10 processing fee.
- Additional charges: \$90 yard service per month (bi-weekly); \$240 pool service (weekly) per month.

Applicants Signature	Applicant's Signature	Date	
Applicant's Signature	Applicant's Signature		