



## APPLICATION/LEASE REQUIREMENTS

### Application Fees

\$50 non-refundable application fee for each applicant over the age of 18 years of age  
\$125 non-refundable Texas Turnkey Admin Fee(1 admin fee per property will be paid to Texas Turnkey Property Management & Rentals, LLC only when the applicant is approved and will be paid when the security deposit is collected)

### Application Instructions/Requirements

1. Completed application(TXR 2003) filled out by each applicant over the age of 18 and emailed to [info@texasturnkeypm.com](mailto:info@texasturnkeypm.com)
2. Visit [www.rentcafe.com](http://www.rentcafe.com), find property, click APPLY NOW on the property. You must create a profile by logging into rentcafe.
3. Proof of income for each applicant. Income must be 2.5 times the rent of the property for which applicants are applying for. Provide proof of income for the last two(2) months of paycheck stubs for each applicant.
4. Copy of DL for all applicants

\*\*Please submit all information for 3 and 4 to [info@texasturnkeypm.com](mailto:info@texasturnkeypm.com)

### Applicant Pet Requirements:

1. Pets are case by case and require a non-refundable deposit of \$250.00 per pet.
2. \$25.00 per month per pet for pet rent will be added to the monthly rental amount for some properties.
3. All pets will be screened and receive a FIDO score. Any pet that receives less than a 3 paw FIDO score may be subject to additional non refundable pet deposit.
4. All applicants must visit <https://texasturnkeypm.petscreening.com>



## TENANT QUALIFICATIONS

**CREDIT:** FICA score will be pulled but will not be the ultimate deciding factor for approval. Past credit problems are taken into consideration; however, applicant(s) must show good history within the last 12 months. Applicants showing delinquent accounts and/or judgements that still remain collectable are subject to a non refundable loss mitigation fee in the amount of \$600 for credit score of 550-574 and a non refundable loss mitigation fee of \$300 for credit score of 575-599 ONLY if employment income and past rental history meet qualifications. **\*\*Rental judgements on any applicant's credit report will be grounds for an automatic rejection, unless applicant can provide proof of paid satisfied judgment and/or a letter of explanation if requested by landlord\*\***

**EMPLOYMENT:** Applicants must have at least a one(1) year verifiable employment history.

**RENTAL HISTORY:** Applicant(s) must have two(2) year verifiable rental history. Verifiable rental history is someone other than family members or friends.

**INCOME:** Combined income for applicant(s) but be a minimum of 2.5 times the rent.

**CRIMINAL HISTORY:** All crimes will be determined at landlord's discretion. The severity of the crime and the length of the time since the crime was committed will also be at the landlord's discretion.