

## LANDLORD CRITERIA

- At least one applicant must provide same employment for 1 year verification and make at least 2x the one month's rent
- Applicants must provide a copy of the last three months of pay stubs
- All applicants over the age of 18 must fill out the TXR lease application and provide valid DL
- Pets upon approval- no more that 2 dogs, non-aggressive breeds, \$500 pet deposit nonrefundable
- No Felonies allowed
- IF applications are accepted Landlord will a provide link for background check and fee will be paid upon registration
- Landlord will be responsible for yard maintenance
- Tenant will be responsible for all utilities
- One year home warranty, Tennant will be responsible for service fee and any other repair cost not covered under warranty for refrigerator, washer and dryer
- Rent will be due day 1 of each month
- Late fee after the 5<sup>th</sup> day of each month
- No subletting