**Rental Criteria**

APPLICATION CRITERIA AND PROCEDURES:

The following must be included with the application to be considered complete for processing;

Application and Information About Brokerage Service form, completed and signed.

Copy of current Driver’s License or Government Issued Photo ID Card for each Applicant over the age of 18 wishing to reside in the property.

\*For each person 18 years or older wishing to reside in the property, a separate application must be complete and application fee must be paid.

$65.00 non-refundable application fee each applicant who is 18 years or older planning to reside in the property.\*

Employment Verification Documents, if applicable (military orders, employment agreements)

Income Verification Documents (last 2 months paycheck stubs, last year’s W-2)

Self-Employment Income Verification Documents (Last year’s 1099, Last year’s complete Tax Return, CPA prepared Financial Statement)

Any other source of income to be considered must be fully documented with income to last for duration of desired tenancy at minimum.

Occupancy limits are two persons per bedroom.

Our minimum credit score is a 600 FICO.

TENANT APPLICATION REQUIREMENTS:

Completed Applications will be processed in the order in which they are received, and a decision should be made within 2-3 business days.

FEDERAL FAIR HOUSING ACT

Noble Capital is dedicated to complying with the Federal Fair Housing Act and will not discriminate against any person based on race, color, national origin, religion, sex, familial status, sexual orientation, or disability.

INCOME AND EMPLOYMENT REQUIREMENTS AND VERIFICATION:

Applicant(s) gross income must be, at minimum three (3) times greater than monthly rent amount. Married couples may qualify on combined income.

• Documentation of marriage status may be required

Roommates must qualify separately

Co-signers are not permitted

All income must be verified

• Last two month’s paycheck (paystub) or W-2.

• Self-Employed Applicants must provide at least two;

* 1099 from last year
* Last three (3) month bank statements

 o Full tax return from last year

 o CPA prepared financial statement.

Employment (continuous) will be verified for the previous 12 months. Additional documentation may be required (PCS Orders, Transfer Letters, others if needed)

If continuous employment cannot be verified for past 12 consecutive months, additional documentation will be required- such as employment guarantee from employer, verification of college degree, or other.

Any cost for income and/ or employment verification is the financial responsibility of the applicant and must be paid prior to verification completion.

RENTAL HISTORY:

Must have minimum of 2 years of verifiable rental or mortgage history.

Name, Address, Phone Number, and E-Mail address for all landlords or mortgage companies for past 24 months.

Rental history must be verified, in writing, from an unbiased and verifiable source.

Verification from a family member or relative is not a valid source.

Rental history that demonstrates eviction(s), frequent late payments, outstanding balances, broken leases, any criminal activity, poor housekeeping, unauthorized pets, or other lease violations may result in application denial.

CREDIT/CRIMINAL HISTORY

A credit Report and criminal history report will be obtained for each applicant and any person over the age of 18 who wishes to reside in the property.

Outstanding balances owed to property management company, or any history of eviction will result in an automatic denial of the application.

Credit history showing occasional slow pays of 30 days may be considered with justified circumstances.

Automatic denial of application will come from the following

• 60+ day late payments in the last 24 months

• Filed for bankruptcy in past 24 months

• Foreclosure within last 24 months

• Open and non-medical collections within last 24 months

• Any judgement or collection from a property management or mortgage company

Criminal history for each person 18 years old and older wishing to reside in the property will go through a criminal history screening.

AUTOMATIC DENIALS WILL OCCUR BASED UPON CRIMINAL HISTORY FOR ONE OR MORE OF THE APPLICANTS:

• Anyone required to register as a sex offender

• Felony conviction(s)

• Class A Misdemeanor conviction(s)

Automatic denials will also occur in regards to rental history for any of the following reasons:

• Multiple late payments of rent or non-payment

• Eviction(s)

• Broken Leases with outstanding balance owed or judgements from other property management companies

• History of drug use, poor housekeeping, poor child supervision

• Unruly or destructive behavior by applicant, authorized person(s) including applicant(s) children, or guest.

• Violence to property or persons by applicant(s), person(s) including applicant(s) children, or guest.

POSSIBLE REASONS FOR APPLICATION DENIAL AND/OR AUTOMATIC DENIAL:

Current income less than three (3) times monthly rent amount or inability to verify income.

Criminal history and/ or conviction (for details see above)

Registered sex offender (for details see above)

Falsifying information, failure to provide accurate information, or providing incomplete information when application is submitted.

Failure to provide proper notice to previous landlord.

Previous lease violations, including but not limited to unauthorized pets, unauthorized tenants, poor housekeeping, destruction of property, and/ or violence towards other persons or property (for details see above)

IF YOU ARE APPROVED:

You will be informed via email or telephone of the approval and be invited to electronically initiate your tenant portal.

The lease will be sent to you electronically for digital signature and must be returned within 24 hours.

Security Deposit, Pet Fee, Pet Deposit, Inspection Coordination Fee and Rent are to be paid in full at the time of lease return.

You must take possession of the home within fourteen (14) days of the home becoming available and within five (5) days of signing the lease.

You will be required to hold and maintain renter’s insurance or you will be automatically enrolled in a company provided insurance program that protects the property for $9.50 a month.

No waterbeds, above ground pools, or trampolines are permitted.

You may not run a business from the home.

Upon move-out, any damage done to the property will be documented and the cost to repair these items will be deducted from your security deposit.

NOTICE REGARDING SECURITY DEPOSIT:

Security Deposits, including other deposits such as per, are held primarily as security for Lease Performance. The

Security Deposit is not the last month’s rent.

The amount of the Security Deposit is posted with rental listing. In some cases, additional security deposit may be applied.

PET POLICY:

The acceptance of pets is left to the sole discretion of the property owner. Many owners allow pets, while others do not.

For homes where pets are accepted, the following standards will be applied:

No more than two (2) pets per household.

All pets must be current with all vaccinations and a copy of their vaccination record included with the application fee.

All pets must be registered with the City or the appropriate municipality with documentation included along with application fee.

A photo of the pet(s) must be submitted with the application.

No pets under the age of one (1) year are permitted.

The following dog breeds require an additional month’s deposit and renter’s insurance to cover the animal *(changed 11/15/2021)*:

o Pit Bull Terriers

o Staffordshire Terriers

o Rottweilers

o German Shepherds

o Presa Canarios

o Chows

o Doberman Pinschers

o Akitas

o Wolf-hybrids

o Shar Pei

o Mastiffs

o Cane Corsos

o Great Danes

o Alaskan Malamutes

o Siberian Huskies

o This list is subject to change and may not be all inclusive.

No ferrets, reptiles, rodents, birds, endangered or poisonous animals are allowed.

Fish are permitted with only a maximum of ten (10) gallon tank, a pet deposit will be applied, and photographs have to be submitted with the application. There is a fee for having a fish tank.

Unauthorized pets or violation of any guidelines listed above will result in either a lease violation and can lead to lease termination.

Any unauthorized pets will result with a fixed monetary charge along with per day charges as stated in the lease.

All pets are required to have a pet deposit of $200.00 per pet, one time fee of $200.00 and $20 per month pet rent.

The yard is to be kept free of pet waste.

If you have any questions concerning Emerge Real Estate Group Pet Policy please voice your concerns before signing a Lease Agreement.

NOTICE REGARDING CRIME STATISTICS AND SEX OFFENDER DATABASE:

This serves as notice that applicants may satisfy questions regarding sex offenders and criminal activity by using the following websites:

Austin Properties:

Sex Offender Database: www.txdps.state.us

Austin Area Crime Statistics: www.austintexas.gov/department/crime-information

San Antonio Properties:

Sex Offender Database: www.txdps.state.us

San Antonio Area Crime Statistics: www.sanantonio.gov/SAPD.aspx

Houston Properties:

Sex Offender Database: www.txdps.state.us

Houston Area Crime Statistics: <http://www.houstontx.gov/police/cs/index.htm>

**YOU ACKNOWLEGE THAT YOU HAD AN OPPORTUNITY TO REVIEW OUT RENTAL SELECTION CRITERIA, WHICH INCLUDES REASONS YOUR APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. YOU UNDERSTAND THAT IF YOU DO NOT MEET OUR RENTAL SELECTION CRITERIA OR IF YOU FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THEORIA MANAGEMENT, LLC MAY REJECT THE APPLIACTION.**

**I UNDERSTAND AND ACCEPT THE ABOVE QUALIFING STANDARDS**

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Prospective Resident/Date Prospective Resident/Date