

Rental Criteria & Guidelines for 5774 Magan Rd, Waller, TX 77484

Requirements for each occupant over the age of 18:

- Completed TREC application.
- Prospective tenant(s) will receive a link to mysmartmove.com and must pay for their personal credit, background and eviction report. (Cost is approximately \$50 per person.)
- Upon tenant acceptance, clear electronic copy of TDL must be provided.

Tenant Approval Criteria:

- Minimum combined monthly income (from all sources) of 3X monthly rent. Proof of income is required. Acceptable items considered as proof of income: paycheck stubs for last 3 months, letter from employer if job transfer is involved (employer will be contacted), financial statements for last 3 months. Self-employed individuals may be asked to provide tax returns and bank statements.
- No prior evictions.
- No bankruptcy within the last 2 years.
- Minimum credit score of 625.
- Landlord prefers letter of reference from previous landlord.
- Letter of explanation will be considered.
- Landlord reserves the right to decline an applicant or request additional deposits if all guidelines are not met or extenuating circumstances are to be considered.

Additional Tenant Guidelines:

- Smoking is not permitted in the home.
- Pet Policy: Case by case basis. Only outside pet allowed. No aggressive breeds allowed. No horses or livestock.
- Tenant(s) to provide copy of renter's insurance policy/binder at the time of possession of the home.
- Tenant(s) may not alter, modify or paint the home in any way without written consent from the Landlord.
- Landlord reserves the right to check air filters in the home on a monthly basis with 24-hour notice to tenant(s).
- Property is on a septic system: No flushing of any feminine products, baby whips, flushable whips. Toilet paper is the only item to be flushed.

Tenant is aware of the current utility providers & understand any applicable deposits are their responsibility:

Electricity: _____

Internet: _____

Trash: _____

Water: _____

Gas: _____

Tenant(s) have received and accepted a copy of this document regarding Rental Terms for 5774 Magan Rd.

Tenant: _____

Tenant: _____

Tenant: _____

Tenant: _____

Landlord: _____

Landlord: _____