



Tenant Screening Criteria and Application Process 21635 Sandystone Lane, Katy, TX 77449

All applicants over 18 years old are required to submit a rental complete lease application, authorize a credit and background check, and pay a \$45 application fee.

Landlord will review in the order received. If conditionally approved, the tenant(s) will receive a RentSpree link invitation to submit their credit and background check report.

Pool maintenance will be \$150.00 per month with the Landlords preferred company. The fee can be added to the rent and the Landlord will arrange maintenance or the Tenant will be responsible to maintain service active.

Tenant must maintain Renters Insurance with Personal Property Coverage of \$300,000 and list the Landlord as an Interested Party.

Complete application includes:

- Completed TREC application
- 2 months pay stubs
- Drivers License for all tenants over 18 years old
- 2 months of bank statements

Screening Requirements:

- Gross Monthly Income 3X the Monthly Rent
- No evictions or broken leases
- Minimum credit score of 620
- No criminal report (misdemeanor and/or felony)

Pet Breed Restrictions (1 pet max)

- Pit bulls
 - (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Terrier, and American Bulldog)
- German Shepherds
- Akitas
- Rottweilers
- Boxers
- Doberman Pinschers
- Mastiff Breed



- Malamutes
- Cane Corso
- Husky
- Chow Chow
- Any Wolf Hybrid
- Great Danes