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## **Tenant Qualification Criteria – 1705 Duroux Road, La Marque, TX 77568**

### **Application**

All persons 18 years of age and older occupying the property must complete a Texas Real Estate (TAR) lease application. No application will be accepted if it is not completed and accompanied by required documentation (see below).

Along with submitting the completed TAR application. Applicant (s) *must provide the* most recent three months of income (see income sections below) *and a* copy of Tenant Qualification Criteria signed by applicant—no application fee is required at this time.

The landlord will review the TAR application and proof of income documents. If approved, the applicant will be directed to apply online and pay a non-refundable application fee of \$43.

***\*Please note that failure to provide complete and accurate information on your application will result in delayed processing\****

### ***Upon receipt of your paid rental application, the following will take place:***

1. Check credit report.
2. Conduct a criminal background check.
3. Check public records for any past evictions/broken leases.
4. Verify employment.
5. Verify monthly income.
6. Verify landlord references and/or employer reference checks.

*Applicant will be contacted regarding any additional information needed, which may include a photo.*

- All applicants must have a valid Social Security number.
- All adults who will be living in the home must provide a unique and active email address.
- Limit of two (2) occupants per bedroom (includes children).
- *No smokers will be permitted on the premises (including vaping, hookah use, or use of any illegal substances).*

## **Pets: Case-by-case basis**

- Non-refundable pet security deposit - \$500
- Provide description of animal(s) such as breed, type, weight, color, gender, emergency contact.
- Tenants are required to provide a reference for their pets from their former landlord if they have rented with their pets previously.
- Tenants must NOT leave their pets in the property when they are away unless clear arrangements have been made for their care.
- Tenants are responsible for keeping all areas of the property clean and free from parasites, such as fleas.
- Tenants must ensure their pets do not cause a nuisance to neighbours. This includes excessive noise. Dogs must be kept under control.
- Pets must not be allowed to foul inside the property, except for caged pets and pets trained to use a litter tray.
- Tenants may not breed animals or offer for sale any animal in the property.
- Tenant will be responsible for paying for any damage to the property caused by pets and cleaning the property (inside and outside) of the property due to their pet.
- Tenants who wish to obtain an additional pet after moving into the property must first apply for permission in writing to the landlord or letting agent.
- Landlord reserve the right to refuse a specific kind of animal on the property or revoke pet agreement/lease

## **Tenant Qualification Criteria**

**Credit Score** - The credit score of all applicants must be at least 675.

### **Income and Employment**

Applicants who are employed are subject to employment verification.

All applicants' gross monthly income must equal at least 3X's monthly rent for the desired property.

### **Employment**

Minimum of one-year steady employment: looking for stability in longer-term employment. (\*If a new job, previous employment must have been at least three (3) years.)

Such applicant(s) must provide pay stubs that are current and consecutive for the prior ninety (90) days.

## **Military**

Such applicant(s) will provide their most recent Leave and Earnings Statement.

## **Social Security, Retirement**

Such applicant(s) must provide the most recent statement from the source of income.

Alternatively, Applicant(s) may provide:

Previous year's income tax return and the previous two month's bank statements  
Twelve months of financial statements.

## **Self-Employment**

Such applicant(s) must provide the previous year's income tax return and the last two month's bank statements *OR* twelve months of financial statements for review at the landlord's discretion.

## **Child Support, Alimony**

Such applicant(s) must provide the most recent award letter. The award letter must indicate the dates and frequency of payment.

## **Tenant Qualification Criteria**

### **Undocumented Income**

- Such applicant(s) must provide documentation of the source of income.
- Landlord may deny any application that does not adequately substantiate the source of income.
- Landlord also may require further income source verification; however, it still may deny any application that, in the landlord's view, has not adequately substantiated the source of income.

### **Renter's Insurance**

A minimum of \$1,000,000 Tenant Liability Insurance is required for the entire lease agreement term. Proof of insurance will be required before the landlord signs the Lease Agreement, and the landlord can request periodic verification at their discretion.

### **Rental History**

- Landlord may consider the applicant's positive rental history (as defined below) for the prior two (2) years in approving or denying an application.
- Late payments, NSF's, collections, and write-offs may negatively impact the applicant's eligibility. Written verification from the – applicant current landlord and/or previous landlord may be required.

- REGARDLESS OF HOW LONG AGO, ANY RENTAL JUDGEMENT present on the Credit Report MAY be grounds for an automatic application REJECTION.

### **Positive Rental History**

Applicant has a history of consistently paying their rent on time and has no documented reports of damage or destruction to prior residences. Favorable rental history includes, *but is not limited to:*

### **Maintaining a credit report with no major blemishes**

- Consistently time payment of bills
- No past evictions or broken leases within the last three years
- There are no documented reports of damage or destruction to prior residences.

### **Criminal History**

Each applicant is subject to a criminal background check.  
No felonies in background history.case-by-case.

### **Tenant Qualification Criteria**

**Pets** allowed on a case-by-case basis.

***Application Does Not Create a Lease*** An application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits, and rent.

**Equal Housing JPAR – The Sears Group** adheres strictly to the provisions of the Fair Housing Act, which makes it unlawful to discriminate in rental services because of race, color, religion, sex, handicap (disability), familial status, or national origin.

Applicant Signature & Date \_\_\_\_\_

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