



Thank you for applying for your housing needs. To better serve you, we feel it is imperative that you are made aware of and fully understand our application process and screening criteria. While we make every effort to describe our rental properties accurately, changes can and do take place. Applicants should verify schools, pets, features, etc. MLS advertisements do NOT constitute a written agreement or guarantee of the facts stated.

NOTICE TO ALL APPLICANTS:

Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below. If you feel you meet these minimum requirements, you are encouraged to apply.

Rental Criteria:

- 640+ credit score
- 12-24 month lease
- Income needs to be 3x of monthly rent
- No felonies or misdemeanors
- No evictions, or broken leases.

Please email following documents to listing agent <sandytsao.realtor@gmail.com>

- Residential Lease Application
- Last 2 addresses and Landlord Information
- Copy of photo ID and SSN for each applicant over age 18
- Proof of Income: 2 month pay stubs, bank statements for each applicant
- Dependent Information
- Picture of Pet & Vet Records (if applicable)

Listing agent will provide a online application link once receive above complete package. Everyone occupying the property who is 18 years old or older must fill out an application and submit \$50/each non-refundable

Pet Criteria:

We require picture of each pet that will be on the property. \$350 Non-Refundable Pet Deposit (if applicable)

Most Property Insurance Companies do not allow certain particular breeds, either purebred or mixed. Therefore, dogs entirely or partially of the following breeds will be rejected: Akita, American Bulldog, Bullmastiff, Mastiff, Chow, Doberman, German shepherd, Husky, Presa Canario, Pit Bull, Siberian Husky, Staffordshire Terrier, "Wolf Dog", Bull Terrier, Pit Bull Terrier, Rottweiler and any combination of these.

Additional Pet Restrictions:

Tenants will be evicted for misrepresenting any of the above types of dogs, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise illegal pet. Pet policies are strictly enforced, and any breach will be grounds for termination of your lease agreement at tenant's expense. Special consideration is given to "Service Animals" that assist a tenant with special medical needs. (Please provide proper documentation)

Upon Acceptance:

- Residential Lease (TXR-2001) will be emailed and must be signed within 24 hours.
- Deposit is due within 24 hours after lease executed.
- **First month rent pay to "Daytown International LLC" within 48 hours prior to move-in date.**
- Tenant will receive keys once all required funds are received and on contracted move-in date.
- Tenant return to landlord the Residential Lease Inventory and Condition Form (TXR-2006) within 7 days from commencement date.

Agent Compensation:

Please submit the following to the listing agent. Broker will issue check after all funds have been received and tenant accepted keys.

- Agreement between Brokers (TXR-2002) for Residential Lease Agreement.
- W-9