

Rental Criteria

Texas Finest Real Estate Group, LLC

Rental History: 12 months valid, verifiable rental history

Valid meaning a written lease or month to month agreement. If rental history is less than 12 months then an increased deposit -OR- cosigner may be requested, recommendation will be dependent on credit history, level of income and length of employment.

Credit History: At least 3 accounts established for 1 year in good standing

If derogatory credit history is in excess of \$200 an increased deposit -OR- cosigner may be requested, recommendation will be dependent on level of income and length of rental history.

Employment: 12 months on the job or previous employment in same kind of work

Income: 3 times the rental amount (only garnishable income considered)

If income is less than 3 times the rental amount then an increased deposit -OR- cosigner may be requested, recommendation will be dependent on level of income, length of rental history and credit history.

Pets: This is a no pet property. All service animals will require a doctor's prescription dated within the last 30 days and documentation listing service animal's details and certification.

COSIGNER RENTAL CRITERIA:

A cosigner will be APPROVED if all the qualifications below are met. If the cosigner does not meet any 1 of the following criteria, then the cosigner will not qualify.

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments

CREDIT HISTORY: At least 4 accounts in good standing with less than \$100 in derogatory accounts

EMPLOYMENT: 12 months on the job or previous employment in the same kind of work

INCOME: 4 times the rental amount of the unit in verifiable, garnishable income

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

- False, inaccurate, or incomplete applications.
- Verified eviction showing on credit report or confirmed with landlord.
- Rental collection verified on credit report
- Balance owing to landlord
- Extreme negative and adverse rental history, e.g...documented complaints and/or damages, multiple late payments or 72 hour notices to pay or vacate with statement by landlord of "WOULD NOT RE-RENT"
- Unverifiable social security number
- Breaking lease agreement that will result in collection filing

Verified name and date of birth match of criminal conviction and/or criminal charge with no disposition as follows:

- Murder (1st and 2nd degree) Kidnapping (All counts)
- Manslaughter (1st degree) Theft (1st & 2nd degree)
- Assault (1st, 2nd & 3rd degree) Burglary (1st, 2nd degree & vehicle prowling 1st degree)
- Robbery (1st & 2nd degree) Malicious Mischief (1st degree)
- Rape (All counts) Arson (1st, 2nd degree & Reckless Burning 1st degree)
- Rape of a child (All counts)
- Child molestation (All counts)
- Possession with intent to Deliver (All counts)
- Delivery or Sale (All counts)

FEE SCHEDULE:

APPLICATION FEE = \$45.00 (each applicant must complete separate applications)

COSIGNER = \$50.00

(NOTE: An applicant constitutes any potential household member that is 18 years of age or older)

Deposits: Are equal to one month's rent or may be a double deposit depending on credit history. Once an application has been accepted the applicant has until 5:00pm the following day to deliver the deposit through the electronic service via DoorLoop.

Pet Deposits: \$500.00 Non-Refundable or \$25.00 Per Pet/Per Month. Limit 2 pets per household (Landlords Discretion)

