



TEXAS LIVING

C O M P A N Y

Rental Requirements

Here at Texas Living Company we value your time and peace of mind. Please following the checklist to help aid in a smooth transaction. Remember, penmanship and accuracy goes a long way!

Minimum Requirements

- Must have a gross income 3x rental rate
- Must have verifiable income
- Must have a valid Social Security Number
- Credit – Minimum 620+ (may submit if slightly less, but will need to include a written verifiable explanation)
- Good Rental History – No evictions, No late payments, No broken leases (may submit a written letter with a verifiable explanation)
- No Criminal Convictions
- Must pass credit, criminal and background checks

When submitting each application:

- Clear copy of Driver's License for all occupants over 18 years of age
- Last 3 Paycheck Stubs (or last 2 years Federal Tax Returns, if Self-Employed)
- Completed and TREC/TXR-2003 Signed Application for each occupant over 18 years old (Realtor to provide form)

Pets:

- Provide pictures of pet(s).
- Case by Case
- No barkers, biters, diggers or aggressive.
- \$500.00 Pet Deposit, (\$250.00 refundable, less any damage upon move-out)

Security Deposits:

- \$3,500.00 Security Deposit (Refundable, less any damage upon move-out)

Other:

- All utilities are to be paid by tenant. HOA bills landlord \$53.00 per month for the water bill which tenant will be responsible to pay directly to the landlord.
- \$44.00 application fee for each occupant over 18 years old.

This form MUST be checked, signed and completed before we can submit your application.

Tenant Date

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