Tenant Criteria For Rental at 5221 Cottonwood Circle

All submitted lease applications must be completed in full or they will not be reviewed or considered.

- Rent is $2050/month;   ** *due before or upon lease commencement date*.
- Security deposit is $2050; **due upon approval of lease application(s).*
- all utilities paid by tenant
- lawn maintenance is tenant responsibility

If applicant has pets:
- max. 40 lbs.
- $500 non-refundable pet fee
- $20/month additional rent **per pet**
- no aggressive breeds

Please note the following tenant criteria below:

- Proof of steady work history
- 600 min. credit score; 600 score does nor guarantee app. approval; landlord/owners assess full financial picture per credit report info
- Proof of income of at least 3x's monthly rent of $2050 per month >> (min. 3 x $2050 = at least $6150/month prof of income)
- No past evictions or broken leases
- No prior criminal background
- No sex offenders
- Smoking permitted - NO smoking allowed in the home
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Each person 18 years of age or older who will be living on premises must submit a lease application.

Application Process has 2 Steps

1) complete TREC Lease application and submit with (a) a copy of valid DL AND (b) proof of income of most recent prior 3 months income documents.

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2) after landlord/owners have reviewed and approved the prelim TREC app, next step is to submit an online application (link for this will be sent up) and pay the $44 non refundable fee per application.

Final approval (or decline) will be given after online app reports are reviewed by landlord/owner.

All applications and supporting documents to be sent to this email address: *RebeccG.realtor@gmail.com*

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