

## 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 **per pet**
- \$20/month additional rent **per pet**
- no aggressive breeds

Please note the following tenant criteria below:

- Proof of steady work history
- 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 felony charges
- No sex offenders
- No smokers
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Each person 18 years of age or older who will be living on premises must submit a lease application.

If landlord is to consider pet(s):

- max. weight is 40 lbs.
- no aggressive breeds
- \$500 non-refundable pet fee per pet
- \$20 extra rent per month per pet

### 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.

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

- 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 \$40 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](mailto:RebeccG.realtor@gmail.com)

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