



PRE-QUALIFICATION CHECKLIST

Thank you for your interest in this great property! We hope you are chosen as our next great tenant(s). Note, we verify EVERYTHING. Please make sure everything on your application is correct. If we receive a fraudulent application, we DO report to the police AND the Texas Real Estate Commission. We have a zero-tolerance policy.

Requirements (Please make sure you read everything below **carefully** because once an application fee is paid, it becomes **NON-REFUNDABLE**):

- Must make 3x the rent. Income must be verifiable, and we WILL call the employer for employment verification.
- Must have at least 600 credit score and recent credit lines must be paid on time. Even if your credit is 600, it is still a case-by-case basis. No open bankruptcies or judgements allowed.
- No felony convictions
- Must have PERFECT rental history. No broken leases, evictions, slow pays, or violations.
- No aggressive breed pets. This includes pets mixed with aggressive breeds (we can decline a dog at our discretion if we think it is mixed with an aggressive breed). Other breeds are still case by case basis.
 - German Shepherd
 - Akita
 - Staffordshire Terrier
 - Chow Chow
 - Malamute
 - Bullmastiff
 - Dalmation
 - Boerboel
 - Doberman Pinscher
 - Great Dane
 - Siberian Husky
 - Rottweiler
 - Presa Canario
 - Rhodesian Rigeback
 - Dogo Argentino
 - Basenji
 - Wolf Hybrid
 - Cane Corso
 - Mastiff
 - Great Pyrnees
 - American Pit Bull Terrier
 - Fila Brasilerio
 - Saint Bernard

Documents needed from each person over 18 years of age:

- Please fill out the application online at <https://honeywoodrealty.managebuilding.com/Resident/rental-application/new> and attach all items below in the application online at this link provided.
- Color copy of Driver's license and Social Security Card
- Picture of all pets (if applicable) **All pet owners will be required to run the pets profile through petscreening.com. It is free to those with ESA/Service dogs. If they are unable to legitimize the ESA/Service dog letter from your doctor, you will be required to pay for this service. It is a small fee of \$20-\$25 per year. Only legit letters will be allowed to forego the pet deposit/pet rent.**
- 2 months of check stubs. If self-employed, we need 2 years of tax returns. If using tax returns, use the net income after deductions to determine if your client makes 3x the rent. **Bank statements are not acceptable.**
- \$50/person app fees (non-refundable) paid at the end of the online application. **We will not begin running any applications without receipt of all application fees. Fees are paid online at the end of the application portal.**
- AGENTS- THIS DOCUMENT MUST BE SIGNED BY EACH PROSPECTIVE TENANT AND YOU AS THEIR AGENT AND SENT TO LAIN@HONEYWOODREALTY.COM TO REGISTER YOUR CLIENT(S).

PROSPECTIVE TENANTS USING A REALTOR MUST HAVE THEIR REALTOR SHOW THEM THE PROPERTY IN ORDER TO BE PAID A COMMISSION! NO EXCEPTIONS!!

Applicant 1

Applicants Agent

Applicant 2

Applicant 3