Screening and approval

Screening Criteria:
- Credit score over 600.
- In case the credit score is under 600, but over 500, a double deposit applies.
- No evictions, no broken leases.
- Gross Income should be 3X rental amount.
- 2.5X Gross income is acceptable with a double deposit.
- Pets are subject to approval, each pet incurs a nonrefundable $300.00 fee, and monthly pet rent. As of now, pet rent is at $15 per pet.
  ESA pets do not incur fees.

Please note, if the credit score, and the income are not there, inform immediately, to further review the application.

Online Rental Application Forms:
Kindly ensure that all fields are completed accurately.

Please make sure to attach all required documents, including:

- **Identification Card**: Please provide either a Driver's License or Passport.
- **Income statement:** This is necessary to assess your ability to pay. Please submit one of the following documents: 3 months Bank Statement or 3 months pay stubs.
- **Residential History Information:** Please provide details of your previous landlords, including their name, address, updated phone number, and email address. We require information for at least the two most recent landlords.

Please be advised that all of these documents are crucial for your application. We cannot proceed with your application until we have received all required information.

Online Rental Application Form

Emotional Support Animals (ESA) requirements:

Following FHA guidelines, we do accept ESA's at our properties, given that the tenants provide a Housing letter by their Texas licensed professional.

The letter must include the following:
- Recent date, within 12 months.
- Information relative to the **Texas licensed provider** (Name, license, etc) (google search).
- Brief explanation (this may or not be necessary)
- The pet has to be mentioned.
- A valid signature, or stamp.

Tenants must disclose the existence of ESA's pets prior to moving in since we do not allow them on our properties.

Online certificates are not valid.