

TexasRenters.com Tenant Selection Criteria

Please take the time to read the qualification guidelines thoroughly and check your credit report in advance of completing an application, all application fees are non-refundable and every occupant 18 or older must complete an application whether they will be a financially responsible party or not.

Minimum Credit and income requirements:

Please refer to the chart for deposit level.

- Candidates must have at least a 600 credit score and net income (take home pay after all deductions) of at least 2.75 times the monthly rent to qualify with a standard one-month deposit.
- Candidates with net income below the 2.75x threshold may qualify with an increased deposit if their credit score is 600 or higher, inversely candidates with credit scores under 600 but not less than 530 may qualify with an increased deposit if their net income ratio to rent is 2.75 times or higher
- Candidates with net income below 2.75x the rent amount and credit below 600 will be declined.

Net take home pay ratio to rent	750+	700-750	650-700	600-650	570-600	530-570	530-
Under 2.4x rent	Decline	Decline	Decline	Decline	Decline	Decline	Decline
2.4-2.5 x rent	2x Deposit	2x Deposit	2x Deposit	2x Deposit	Decline	Decline	Decline
2.5-2.75 x rent	1x Deposit	1.5x Deposit	1.5x Deposit	1.5x Deposit	Decline	Decline	Decline
2.75-3 x rent	1x Deposit	1x Deposit	1x Deposit	1x Deposit	2x Deposit	3x Deposit	Decline
3-4 x rent	1x Deposit	1x Deposit	1x Deposit	1x Deposit	1.5x Deposit	2x Deposit	Decline
4-5 x rent	1x Deposit	1x Deposit	1x Deposit	1x Deposit	1.5x Deposit	2x Deposit	Decline
5+ x rent	1x Deposit	1x Deposit	1x Deposit	1x Deposit	1x Deposit	2x Deposit	Decline

Animals in residence:

Our pet restrictions vary by listing and some listings may require final owner approval. All pet deposits start at \$500 and increase for additional pets. Pet deposits are case by case basis depending on the breed and age of the animal, and the renter's creditworthiness, and will be determined upon review of a completed application. Deposits are refundable. We also charge pet rent of \$25 per pet per month as an increase in the monthly rent. We reserve the right to qualify all animals through a third-party screening service such as petscreening.com which does have an additional fee.

Additional factors resulting denial or increase in security deposit:

In addition to the minimum credit and income requirements listed above we will be checking for the following adverse information that may disqualify applicants or incur an increased deposit.

Will be declined:

Candidates will be denied for any of the following adverse information sourced from any applicants screening report.

- False or unverifiable information on their application
- Failure to meet the minimum credit and income requirements listed above
- Any prior evictions, eviction filings, or judgements related to a rental residency
- Broken leases within 3 years
- Violent Felonies, sex offenses; and/or appearance on any sexual offense or terrorist database.
- Current bankruptcy
- Failure to provide electronically verifiable bank or employment verification
- Not legally present in the United States

May be declined:

The following items may result in denial of application or an increased in deposit above the level indicated on the minimum criteria chart. Deposit increases can range from an additional half month rent to an additional 3 months of rent, and are to be determined based on the severity of the adverse information sourced from any applicants screening report.

- Collections or past due charges offs
- Utility bills of any amount in collections
- Total debt including proposed rent to income ratio exceeding 50%
- Outstanding balances due to previous landlords
- Auto loan repossessions or other defaulted instalment loans
- Excessive late payments on open or closed lines of credit
- Broken leases over 3 years old
- Foreclosure or short sale within the past 3 years
- Criminal history not listed in the will be declined category will be considered on a case-by-case basis dependent on the severity, recency, and overall candidate qualifications.
- Adverse rental history such as late payments, NSF, failure to give written notice

Other considerations

- Income documentation must be in the form of electronically verifiable paystubs either through banking or payroll verification for employees or tax returns and electronically verifiable bank statements for self-employed candidates. Those moving for a new job may provide an accepted offer letter. All income documentation must be able to be verified. We do not accept paper bank statements or other pretax ledgers for income verification.
- Multiple tenants may only combine income to qualify if they file a joint tax return, or their credit scores are 680 and above, candidates with scores under 680 but not less than 600 wishing to combine income to qualify are subject to an increased deposit up to an additional 2 months of rent. Income and credit scores that are combined will be done so on a weighted average basis
- We do not allow cosigners, any non-occupying party applying with an occupying party will be considered a leaseholder, and subject to all guidelines including total debt to income ratio.
- Management reserves the right to cure any adverse credit factors with a quadruple deposit.