

# Leasing Requirements

**Property:** 1849 Marshall #28, Houston, TX 77098

1. Income must be 3X the rent
  - a. We also pull credit (soft pull)! DTI (debt to income) generally should be no more than 50%. Rent will be prorated based on voucher amount. Any accounts in collections are derogatory remarks will need explanation.
2. No more than 2 adults (adult meaning anyone over 18 years of age) per bedroom (max 6 adults in home). All tenants over the age of 18 are required to submit an application.
3. No past evictions
4. Clean background check and good references (must be able to provide at least 2 work references and one prior landlord reference).
5. No Pets.
6. Tenant will pay utilities including water, trash, gas.
7. Tenant to maintain renters insurance, maintain proper upkeep of the property as if it was their own and submit any maintenance requests via the online portal.
8. All applicants must pay for a background, credit and eviction report. **The application fee is \$55 and all reports are included.** Tenants can apply at [avail.co](http://avail.co). The link will be provided.

**Process:** 1. Submit application(s) 2. schedule showing with leasing agent (if approved) 3. Submit all documents (last 2 months paystubs, prior year W2, Driver's License and Section 8 voucher (if applicable) 4. Background check (pay app fee) and reference check 5. Submit deposit 6. Move in

Please fill out the application in its entirety, especially the bio section. It's a major part of the pre-screening process.

Please visit the link to apply: [www.avail.co/apply/w\\_h-](http://www.avail.co/apply/w_h-)

## ISSUED BY

Rewriting History, LLC

Houston, TX

