

# Continuity Corporation

A PROPERTY MANAGEMENT COMPANY

26006 Fiona Sky Ln Katy, Tx 77494

## Property Information:

- Outdoor T.V., Refrigerator, washer, and dryer for use AS-IS.

## Tenant Criteria:

- **Minimum Income Requirement:** Verifiable Gross income 3Xs the rental rate via W2 or 1099.
- **ITIN:** Not accepted
- **Lease Term:** A minimum of 1-year lease.
- **Smoking:** No smokers are allowed.
- **Animals:** Pets are considered on a case by case basis.
  - All pets, service, and support animals verified through a third-party screening company, with fees covered by the applicant. Those without pets must register as "NO PETS" at no charge.
- **Guarantors/Co-signers:** Not accepted.
- **Housing Vouchers:** Not accepted
- **Criminal History:** HUD guidelines regarding criminal history will be followed
- **Evictions/Landlord Issues:** No history of evictions, broken leases or landlord-related issues.
- **Utility Collection:** No current or past utility collection issues.
- **Employment/Income:** Verifiable employment and income are required.
- **Credit Score:** A minimum Transunion score of 600+ is preferred.

## Documentation Requirements:

- **Proof of income:** last 2 pay stubs for employees, or 1099/ for self-employed individuals.
  - **Bank statements & Zelle deposits are not accepted** as verifiable income.
- For each individual aged 18 and above
  - Fully complete the TXR-2003 application form with our brokerage's information on page 4 for background/credit check authorization (see pg 2 for example).
  - Color photocopy of the Driver's License(s).
  - Copy(s) of Social Security Number (SSN) cards.  
(Please note that **ITINs are not accepted.**)

## Required Fees:

- **Application Fee:** \$50 per person over 18 residing in the property, non-refundable for application processing.
- **Security Deposit:** A minimum of one month's rent.
- **Pet Fee:** Pet fees determined post-evaluation by a third-party company.

Please **EMAIL** all required documents to **ALL RECIPIENTS** listed below: completed application(s), proof of income(s), color copy of driver's license(s), copy of social security card(s)

**TEXT** the listing agent to confirm receipt of the documents.

## Listing Agent Contact

- Jen Escobar 405-227-7222. Please feel free to contact me with any questions concerning the property or tenant criteria.

[Jen@continuityhouston.com](mailto:Jen@continuityhouston.com) ; [Denise@continuityhouston.com](mailto:Denise@continuityhouston.com) ; [Michael@continuityhouston.com](mailto:Michael@continuityhouston.com)



**AUTHORIZATION TO RELEASE INFORMATION  
RELATED TO A RESIDENTIAL LEASE APPLICANT**

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I, \_\_\_\_\_ (Applicant), have submitted an application  
to lease a property located at 26006 Fiona Sky , Katy, TX 77494  
\_\_\_\_\_ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

Continuity Corporation (name)  
11280 Braes Forest Drive, Suite 201 (address)  
Houston, TX 77071 (city, state, zip)  
(713)272-7133 (phone) \_\_\_\_\_ (fax)  
Michael@continuityhouston.com and/or jen@contiuityhouston.com (e-mail)

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

\_\_\_\_\_  
Applicant's Signature Date

*Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.*