

TENANT SELECTION CRITERIA DETAILS

13836 Paradise Valley Drive

Houston TX 77069

All individuals living in the home age 18 and over are required to complete a TAR Residential Lease Application (TAR2003) and pass through a Screening Process provided by ELDA Property Management
PLEASE APPLY ONLINE AT www.houstonpropertymanagement.com - Go to the TENANTS tab and select "APPLY ONLINE"

Required Documents/Fees:

- Valid Texas Driver's License
- 3 Months Paystubs with year to date totals. If self employed, please also attach 2 years of Tax returns.
- Past and/or present landlords contract information (Incomplete or missing information from the application will NOT be considered)
- a valid social security number for each prospective tenant
- A non-refundable, \$60.00 application fee for each applicant
- A non-refundable, one time, \$50.00 document processing fee
- \$54/month Resident Benefit Package

If Owner/Landlord approves the TAR application the prospective tenant will be screened for credit, background, and evictions by ELDA Property Management

ELDA Property Management will screen each applicant based on the following criteria

- Credit Based Resident Score
- National Criminal Background Report
- Full Credit Report
- National Eviction Report

CERTIFIED FUNDS FOR DEPOSIT AND FIRST MONTH'S RENT ARE REQUIRED.

The Deposit of \$2900 is required within 24 hours of application approval to change the MLS status to pending. If the deposit is not received within the timeframe, other applicants will be contacted.

The full first month's rent is due on the lease commencement date and before the keys will be provided. If applicable, the second month's rent will be prorated.

Deposit(s) is payable to: ELDA Property Management

First Month's rent is Payable to: LPT Realty

