

Application Criteria

General Requirements

1. Valid ID for all applicants over 18yrs
2. All applicants 18 and over must complete a Tx Lease application. All applications must be filled out completely and signed. Incomplete applications will not be processed.
3. Application fees \$40 per applicant
4. Applications are processed on a first- come, first-served basis.

Qualifying Criteria (minimum)

- Two years of good rental history, no evictions, broken leases.
- 6+ months of employment history
- Good credit (minimum score 600), good payment history, no bankruptcies
Criminal background check, no felonies, misdemeanors in last 7yrs.

*****Less than 600 credit score may require additional deposit***

Income Requirements

- Monthly income must equal three (3) times the monthly rent.
- Provide 2 months worth of paystubs
- Bank statements will be accepted if the minimum balance is 3 times rent for the last 3 months.
- If Self employed most recent tax returns

***** Income/employment and rental history will be verified. Unverifiable information will result in automatic denial.***

Pet Requirements (if applicable for property)

- Pet Deposit \$200 per pet (refundable)
- Pet Fee (\$300)
- \$50 pet rent, \$75 for two
- Max 2 pets
- Max weight 80lbs
- Recent vaccinations records
- Pet photo

