



15722 Spring Trail : Tenant Selection Criteria

By completing and signing the application for this property you understand that the application fee is non-refundable even in the case yours is not accepted. All application fees must be sent before processing.

The Following items will be required for each application:

- All persons over 18 that will occupy the property must fill out an application.
- Identification – Drivers License, state issued photo ID or Passport.
- Copy of social security card (all non US citizens must provide a U.S> permanent resident Visa valid through the term of the lease.)
- Verification of Income – 3 months of most recent pay stubs or 3 most recent months of personal bank statements. (Additional verification to be provided if; f self employed, receiving social security benefits, military benefits or child support.)
- Current and previous employer contact information.
- Information for any occupant that will reside in the home under 18.
- Email addresses for each adult applicant for online signatures and credit and criminal background report.
- All TREC Applications with required documentation to be submitted to Listing Agent for review with Landlord. If acceptable Rentspree application will be submitted for all adults.

Approval may be based on the following factors:

- Income – Combined, gross monthly income at least 3x monthly rent.
- Good credit history (credit score = 670+)
- Good rental History – No broken leases or evictions
- Criminal History

All applications are considered on a case by case basis. Landlord reserves the right to deny applications in accordance with Federal Fair Housing Act and Fair Credit Reporting Act.