

TENANT SELECTION CRITERIA DETAILS

13034 Thorn Valley Ct, Tomball TX 77377

Rental Criteria:

- 600+ Credit Score
- Income is 3x the monthly rent
- No evictions or broken leases
- No Criminal Background

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 RentSpree.com

Please email completed application (s) and the following supporting documents to mytxrealtorjulie@gmail.com

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.

NB. Incomplete or missing information from the application will NOT be considered

If Owner/Landlord approves the TAR application the prospective tenant will be emailed an invitation to complete the online application process for RentSpree.com

RentSpree requirements:

- a valid social security number for each prospective tenant
- a non refundable \$40 application fee for each applicant

RentSpree 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 \$2850 is required within 24 hours of application approval to change the MLS status to pending. If the deposit is not received by the listing agent within the timeframe, other applicants will be contacted.

**Deposit(s) is payable to:
Will provide once lease is executed**

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.

**First Month's rent is Payable to:
LPT Realty**

