

Prospective Tenant Showing & Selection Criteria
(Revised June 4, 2024)

TAR Standard Residential Lease Application & Authorization - Must be completely and accurately filled in and submitted with a non-refundable Application Fee of \$45.00 in certified funds, for each applicant who will be a resident and a copy of **each resident's current Driver's License must be provided prior to any showings.**

Current Employment, Length of Employment, Current Income & Residence — Applicant's verified gross monthly income must be at least 3.5 times monthly rental amount and must have a **minimum of 675 FICO Score. Good credit is not negotiable.** Note: If self-employed, Landlord requires copies of Applicant's tax returns for last 2 years, prepared by a CPA, Attorney, or other tax professional, and copies of Applicant's bank statements for the last 3 months.

Previous Employment & Residence History — Must be verifiable. Complete application information with accurate contact name of immediate employment supervisor, current employment & current and previous rental property addresses (must include zip codes, fax and telephone numbers). **Note: Late Rental Payments, Bankruptcy (in past 5 years) Or A Failure To Provide Complete And Accurate Contact Information Will Result In Automatic Rejection.**

Current Credit & Criminal History Background Check — Via a current NEXTSTEP TENANT SCREENING report or other Landlord approved report. This **report must be obtained directly by Landlord**, to substantiate a prospective tenant's unquestioned ability to handle all financial obligations in a timely manner and to confirm no previous late rent payments or criminal conviction(s). Background check must include a search of Texas Dept. of Public Safety's website used to identify known convicted sexual predators.

Non-Smokers Only — **No smoking of any type**, (including medical marijuana or e-cigarettes) is allowed inside the condo or within 15 feet of any door or window.

Pets - Case-By-Case Basis - \$500 per pet deposit with half non-refundable at Lease end for pest treatment of unit. **Submit Current Photo, Weight & Breed for approval.**

Rules & Regulations - Prospective tenants must agree to adhere to all the community's established and published Rules & Regulations prior to leasing, to ensure that they will not be a source of disturbance to the other residents of the Westchester Place Condo community.

Minimum Rental Period - One (1) year