



Seyri Cabán

Broker Associate/Attorney at Law

1717 N Loop 1604 E SA TX 78232

210-410-0038

seyri@787realty.com

Rental Instructions

The property Will Be Owner Managed, and the Owner has the Following Requirements Needed for Applying.

1. The Lease Applications will NOT be first come first serve basis. Applications will be determined on Credit Score (minimum 580, no late payment in the last 12 months), Income, Good Previous Rental History, Timeliness of Payment of Debts, Current Income, and Criminal History. Applications that are not signed or have incomplete information will not be processed until completed.
2. Applicant(s) gross income must be a minimum of 3 times the rent. Roommates must qualify individually.
3. All Applicant(s) must complete a TAR 2003 form with photo ID and 2 months of current proof of income. A \$50 Fee will be collected Online.
4. ALL Occupants that will be living in the Home over 18 years of age must complete an Online Application. In addition, they must submit a current photo ID they will be subject to a \$40 application fee for a Criminal background check. The fee will be collected online.
5. When the application is reviewed and information appears to be within the required guidelines then an Online Credit Application /Criminal Background Request will be emailed to each applicant please be sure to provide a legible email address on the application and phone numbers, Print Clearly. Must be completed within 24 hrs. of being sent.
6. Upon approval, the applicant has 2 days to submit a security deposit (The amount is the same as rent) and sign the Lease to Secure the property and have it taken off the Market.
7. Application processing can take up to 3 days. Every effort will be made to complete it sooner if possible.
8. If you are accepted to rent this home upon the Move In, you will receive a Property Condition Form that must be completed and sent to the Owner/Landlord within 15 days of the Move-in Date.

9. Tenant is responsible for Mowing the Lawn Trimming Bushes and Pest Control.
10. As a condition of our lease, and during its duration, we require to carry rental liability insurance
11. (Minimum \$100,000 coverage) for damages caused to the property resulting from the president's action or inaction. The tenant will purchase renters Insurance from a licensed agent and provide proof of coverage.
12. At Move out of the Home Tenant(s) are responsible for leaving the Home in the Same Condition as delivered. Home Must be Cleaned and left in MOVE in Ready Condition.
13. A minimum of 1 year Lease term is required.
14. Pets are case-by-case scenarios. In case pet is accepted, the fees will be a Pet Rent \$50 and Non-Refundable Pet Deposit of \$200, per pet.

Verification Process

Proof of Income: All income from employment/self-employment/retirement/disability/social security payments or other sources must be verified through pay stubs, employer contact, tax records and or bank statements, CPA financial statements, or tax returns.

Rental Verification: Rental/Mortgage history must be received from the present and previous landlord and or mortgage/lending company. Make sure you have already given your present landlord a 30-day notice, otherwise, they are not legally obliged to provide history. This will delay the processing of your application. Our minimum criteria; is no more than 1 late over 6 months.

Criminal Background: The owner will not rent to convicted sex offenders or anyone required to register as a sex offender. Criminal backgrounds involving violent crimes, prostitution, domestic violence, and/or property crimes will automatically be declined. The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are in certain areas (see www.txdps.state.tx.us under one-line services). For information concerning past criminal activity in certain areas, contact the local police department.

Keller Williams Realty and 787 Realty Group fully comply with the Federal Fair Housing Act and their policy are to not discriminate against any person for, Race, Color, National Origin, Religion, Sex, Handicap, Familial Status, or Age.

Applicants can check crime statistics at www.ci.sa.tx.us/sapd/indexcrime.asp and for a Sex Offender List at online websites www.txdps.state.tx.us

All Tenants Must Initial _____