



Tenant Screening Criteria and Application Process 1411 Upland Arbor Drive

-All applicants over 18 years old are required to submit a rental complete lease application, authorize a credit and background check, and pay a \$45 application fee.

-Landlord will review in the order received. If conditionally approved, the tenant(s) will receive a RentSpree link invitation to submit their credit and background check report.

-Landlord will require Renters Insurance including Landlord as "Interested Party" for coverage of \$400,000 or more.

Complete application includes:

- Completed TREC application
- 3 Months pay stubs
- 3 Months Bank Statements showing income deposits
- Drivers License for all tenants over 18 years old

Screening Requirements:

- Gross Monthly Income 3X the Monthly Rent
- No evictions or broken leases in the last 5 years
- Minimum credit score of 650
- No criminal report (misdemeanor and/or felony)

Pet Breed Restrictions (2 pet max) / <40 lbs / Must be older than 1 year old

- Pit bulls
 - (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Terrier, and American Bulldog)
- German Shepherds
- Akitas
- Rottweilers
- Boxers
- Doberman Pinschers
- Mastiff Breed
- Malamutes
- Cane Corso
- Husky
- Chow Chow
- Any Wolf Hybrid
- Great Danes

Pet Fees

- Non-Refundable Fee : \$400 Per pet
- Deposit: \$100