



Thank you for your interest on 1607 Gingerleaf Lane, Houston, TX 77055. If you would like to be considered to lease this property, please read this information, regarding the tenant application and screening process.

Landlord's suggested terms regarding an ideal tenant are as follows:

1. Pets are accepted on a case-by-case basis. Pet Deposit is Refundable
2. Landlord is favorable to tenants with a gross monthly income of at least 3 times the monthly rental fee.
3. Landlord is looking for a credit score of 700+
4. Landlord is considering one-year or long-term lease. **Shorter term leases will not be considered.**
5. All utility bills, including lawn maintenance will be the responsibility of the tenant.

#### **Step 1**

**Proper Application Package: (only complete Application Packages will be reviewed by Landlord)**

1. Please complete a separate lease application (*TXR 2003 Lease Application*) for each lease applicant and each occupant 18 years or older.
2. 2 months proof of income for all applicants (pay stubs, or other proof of employment income)
3. Copy of Driver's License for each applicant and occupant

#### **Step 2**

##### **Credit, Criminal and Background Reports**

After application(s) review, if landlord decides to move forward with your application(s), you will be contacted and requested for each applicant to complete a credit, criminal and background check at [mysmartmove.com](http://mysmartmove.com). Mysmartmove.com will charge each applicant \$41.99, paid online.

##### **Landlord's name/email:**

Once Landlord receives and reviews the reports from [mysmartmove.com](http://mysmartmove.com), Landlord will accept, reject or ask for further information from applicant(s). **A prompt response to request for additional information is required.**

**Once a decision has been made, the listing agent will inform applicant(s) or applicant's agent(s).**

- **Please note: There may be multiple applications received and being reviewed simultaneously and each applicant may be at a different stage in the process.**
- **TAMMY BATEMAN PROPERTIES does not make any decisions regarding tenant acceptance.**