



## **Tenant Screening Criteria and Application Process** **10403 and 10405 Shadow Oaks Dr, Houston, TX 77043**

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.

The landlord will review applications in the order received. If conditionally approved, the tenant(s) will receive a RentSpree link invitation to submit their credit and background check report and request rental history verification and employment verification before issuing approval.

### **Complete application includes:**

- Completed TREC application for each applicant
- 3 months pay stubs for each applicant
- Drivers License for all applicants 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 620
- No criminal report (misdemeanor and/or felony)

### **Pet Breed Restrictions (20 lbs max and 2 pet max)**

- 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