

**Notice of Eligibility Requirements**  
**Properties Managed by Best Texas Home, LLC**  
**Must be signed before application is accepted.**

**Property Address: 2075 Briar Grove Dr, Conroe, TX 77301**

The Following is written notice of the tenant selection criteria and grounds for which a rental application for this property may be denied:

**ALL PERSONS OVER 18 YEARS OF AGE MUST SIGN ELIGIBILITY REQUIREMENT & SUBMIT APPLICATION**

- **Evictions** – Applicants who have had an eviction filed against them in the past 7 years will not be accepted.
- **Landlord Judgements**- Applicants who have judgement from a landlord will not be accepted.
- **Income**- Applications must have a combined income of 3x times the amount of the rent.
- **Verification of income**- 2 month pay stubs and 2 months bank statements may be required as proof of income. 2 years taxes may be required on self-employed applicants.
- **Employment**- Minimum employment of one year in the local area (extra security deposit may be required if not)
- **Rental History**- 2 years of good verifiable rental (or home ownership) history.
- **Criminal Background check**- No violent Felony convictions or drug manufacturing or selling of drugs in past 5 years.
- **Smoking**- Smoking is not allowed within 25 ft of the building structure.
- **Drugs**- Illegal drugs are not allowed on the property at any time.
- **Animals**- All applicants must apply to our animal screening service whether you own an animal or not. If you have a pet there is a annual registration charge of \$20 per pet. Assistance animals or comfort animals once verified are not charged a pet fee or pet security deposit.
- **Pets**- all animals considered pets are approved on a case-by-case basis. **No aggressive breeds including but not limited to** American Pit Bull Terrier (aka Pit Bull), German Shepard, Doberman, Chows, Rottweiler, or mixed breed dogs considered aggressive. All Pets require a photo for approval. Fish aquariums over 50 gallons are considered pets and subject to deposit and insurance requirements. Small puppies and kittens under 6 months are not allowed. The tenant is responsible for fence maintenance & upkeep of fence to contain their pet.
- **Pet deposits**- \$300 nonrefundable fee required for each pet, maximum of 2 total pets.
- **Renters insurance**: Applicants are required to maintain renter's insurance with liability of \$100,000. Naming Landlord on the lease and Best Texas Home, LLC as additional insured or interested party. **Insurance is required before moving into property.**
- **ID requirements**- Applicants will submit a valid state ID or government issued id with the application.
- **Credit Score**- We use Fico 8 credit score by Transunion. Credit score must be over 600.
- **\$35 mandatory** Most properties have a \$35 pest service fee which is paid by tenant.
- **Rent Processing fee** – We charge \$3.00 to process fees paid online by ACH. 5% for Debit or Credit cards. Zelle, checks or money orders have a \$10 processing fee.
- \$200.00 Documents fee due upon approval.

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Applicants Signature

Date