



Ideal Tenant Criteria : 515 16th St, Waller, TX 77445
Pursuant to Texas Property Code §92.3515

**Below are the tenant selection criteria used to evaluate applications for residency.
Please read this information carefully before submitting your application.**

By submitting an application, you acknowledge that you have reviewed and understand the criteria listed below. Application fees are non-refundable.

1. Identification

- a. All applicants age 18 or older must provide a valid, government-issued photo ID.

2. Income

- a. Gross monthly income must be at least 3x the monthly rent.
- b. Proof of income may include recent pay stubs, bank statements, tax returns, or a job offer letter.
- c. Other income including child support or social security will require verification of at least 2 month's worth of bank statements showing deposits and a letter from the court, Social Security, or financial professional.

3. Credit History

- a. A credit report will be obtained for all applicants.
- b. Negative credit history, including late payments, charge-offs, or collections may result in denial.
- c. Medical and student loan debt will not automatically disqualify an applicant.

4. Rental History

- a. Positive rental history is required.
- b. Evictions, broken leases, or outstanding balances with previous landlords may result in denial.
- c. References from prior landlords may be contacted to verify payment history and compliance with lease terms.

5. Criminal History

- a. A criminal background check will be performed on all adult applicants.
- b. The nature, severity, and recency of offenses will be considered.
- c. Convictions for certain violent crimes, sexual offenses, or drug-related felonies may result in denial of the application.

6. Occupancy Limits

- a. No more than two (2) persons per bedroom, in accordance with applicable fair housing guidelines.



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7. Pets

- a. Pet acceptance and restrictions vary by property.
- b. Breed and weight restrictions may apply.
- c. An additional pet deposit or monthly pet rent may be required.

8. Guarantors (if applicable)

- a. A guarantor may be accepted if the applicant does not meet income or credit requirements.
- b. The guarantor must have sufficient income 5x the monthly rent and pass a credit and background check.

9. Additional Factors

- a. Incomplete, inaccurate, or falsified information on an application will result in denial.
- b. All adults intending to reside in the property must apply and be approved.

10. Landlord Requirements

- a. Rent is due on the first day of each month and considered late on the third day; late fees are incurred if payment is not received by 11:59pm on the 3rd day after which rent is due.
- b. A security deposit equal to one month's rent is due upon execution of the lease agreement.
- c. All utilities are to be paid by the tenant.
- d. Guests are not permitted on the premises more than 7 consecutive days.
- e. No more than 2 vehicles may be parked on the premises.
- f. Yard and Pool to be maintained by tenant at tenant's expense.
- g. Subletting not permitted; short term vacation rentals not permitted.

Landlord

Tenant

Landlord

Tenant