



## Lease Application Instructions

**Property Address: 19014 Walbrook Meadows Lane Cypress TX 77433**

Thank you for your interest in the above-referenced property. We appreciate your consideration and look forward to reviewing your application. To ensure timely and accurate processing, please carefully review and submit all required items listed below for consideration.

Incomplete applications or missing documentation may result in delays or disqualification.

**Offer Instructions & Required Documentation Checklist** (Please submit the following items as one complete package to listing agent's email- [jguidry@thepetersproperties.com](mailto:jguidry@thepetersproperties.com)):

1. **Fully completed Lease Application**
  - Texas Realtors® Lease Application (TXR-2003 | 05-15-24)
  - All fields must be completed.
  - Please enter "N/A" or "None" in any field that does not apply.
  - Blank employer or prior residence sections will not be accepted.
2. **Valid government-issued photo identification**
  - Driver's License or Passport
3. **Color copy of Social Security card**
4. **Written letter explaining any credit-related issues**
  - Include dates, circumstances, and resolution status if applicable.
5. **Written letter explaining any background-related issues**
  - Include dates and outcomes, if applicable.
6. **Credit Report**
  - The landlord will conduct a pre-screen review prior to pulling credit via SmartMove.
7. **Proof of income**
  - Preferably 3x monthly rent – ex: Rent is \$2000, Income min. is \$6000 OR voucher 1x monthly rent – ex: tenant rent is \$900, income min. \$900
  - Last three (3) months of pay stubs
  - SSI Statements, Proof of consistent Child support, SNAP statements, etc.
  - Voucher information (Housing Affordability Sheets – with voucher amount included)
  - If self-employed:
    - Most recent tax return and
    - Last three (3) months of bank statements



**8. Proof of additional income (if applicable)**

- Examples include child support, SSI, retirement, or other verifiable income sources you wish to have considered.

**9. Twelve (12) months of rental payment history**

- Ledger, bank statements, or management-company payment history acceptable.

**10. Three (3) personal references**

- Include name, relationship, phone number, and email address.

**11. Photos of all animals listed on the application**

- Required for pet review and consideration.

**Fair Housing Disclosure**

All applications will be reviewed in compliance with the Federal Fair Housing Act, the Texas Fair Housing Act, and all applicable local, state, and federal laws. No applicant will be discriminated against on the basis of race, color, religion, sex, national origin, familial status, disability, or any other protected class.

**SmartMove & Screening Disclosure**

Submission of an application authorizes the landlord to conduct screening and verification as permitted by law. The landlord reserves the right to utilize SmartMove or other third-party screening services for credit, background, rental history, and identity verification. Providing a credit report for pre-screening does not guarantee approval and does not replace any required third-party screening.

**Application Submission Timeframe**

- Applications received by 5:00 p.m. on weekdays and by 3:00 p.m. on weekends will be presented to the seller/landlord the same day.
- Applications submitted after these times will be presented the following morning.

**Agent Information**

Joyclyn Guidry, REALTOR®  
Peters Properties – Tami Peters, Broker  
281-435-8988  
jguidry@thepetersproperties.com

*\*Please ensure all documentation is clear, legible, and current at the time of submission. Thank you again for your interest—we look forward to reviewing your application*