



# Continuity Corporation:



A Property Management Company

20510 Oxbow Park Lane Katy 77450

## Tenant Criteria

- Income: Minimum 3x rent (verified via pay stubs or tax returns).
- Credit: 600+ TransUnion score preferred
- Criminal History: HUD guidelines followed.

## Fees:

- Application: \$50 per adult (non-refundable).
- Third- Party Employment verification (if needed): Additional \$50.
- Security Deposit: Minimum one month's rent.
- Pet Screening:
- Pet Fee (Non-Refundable): Based on third-party evaluation.

## Lease & Property Details

- Lease Term: 1 year
- Move-In: Within no more 30–45 days of application approval
- Appliances: Tenant provides washer & dryer
  - refrigerator included as-is
- Additional Charges:
  - Lawn service billed to tenant
  - HVAC filter changes billed quarterly at \$75

## How to Apply

1. Complete TXR-2003 application (see example).
2. Provide:
  - Color copy of driver's license
  - Color copy of Social Security card
  - Proof of income: Last 3 pay stubs (employees) or 2 years' tax returns (self-employed).
3. Email completed application & documents to [jen@continuityhouston.com](mailto:jen@continuityhouston.com).
4. Confirm submission via text: 405-227-7222.
5. Processing time: 3-5 business days (not processed on weekends).

## Important Notes

- ✓ Ensure all information is complete—**NO BLANKS!**
- ✓ All Employers/Business' must be active with the Texas Comptroller.
- ✓ Submit all documents in one email.

## Not Accepted

- ⊘ ITIN holders /SS cards marked "For Work Purposes Only"
- ⊘ Guarantors/co-signers.
- ⊘ Smoking.
- ⊘ Housing vouchers.
- ⊘ Applicants with utility collections, evictions, broken leases, or unresolved landlord disputes.
- ⊘ Zelle deposits/bank statements used as income verification.
- ⊘ Incomplete applications or missing documents.

### PETS:

- Case by Case Basis. Third-party pet screening required. Must be spayed/neutered, microchipped & vaccinated.
- Applicants without pets must register as "NO PETS."

### Breed Restrictions

Akita; American Pit Bull Terrier;  
 American Staffordshire Terrier;  
 Beauceron; Belgian Malinois; Belgian  
 Tervuren; Bull Mastiff; Ca de Bou;  
 Chow; Catahoula Leopard; Caucasian  
 Shepherd; Doberman Pinscher; Dogo  
 Argentino; German Shepherd; Presa  
 Canario; Pit Bull; Rottweiler;  
 Staffordshire Bull Terrier;  
 Wolf or wolf hybrid.

\*Any mix of the above breeds



For questions, contact Jen Escobar at 405-227-7222 or [jen@continuityhouston.com](mailto:jen@continuityhouston.com).

Yes    No

- Is any occupant a registered sex offender? If yes, provide the location, year, and type of conviction below.
- Has applicant had any credit problems, slow-pays or delinquencies? If yes, provide more information below.
- Is there additional information Applicant wants considered?

Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I. Authorization:

Applicant authorizes Landlord and Landlord's authorized agent, at any time before, during, or after any tenancy, to:

- (1) obtain a copy of Applicant's credit report;
- (2) obtain a criminal background check related to Applicant and any occupant; and
- (3) verify any rental or employment history or verify any other information related to this application with persons knowledgeable of such information.

Notice of Landlord's Right to Continue to Show the Property: Unless Landlord and Applicant enter into a separate written agreement otherwise, the Property remains on the market until a lease is signed by all parties and Landlord may continue to show the Property to other prospective tenants and accept another offer.

Privacy Policy: Landlord's agent or property manager maintains a privacy policy that is available upon request.

Fees: Applicant submits a non-refundable fee of **\$50.00** \_\_\_\_\_ to **Continuity Corporation** (entity or individual) for processing and reviewing this application.

Applicant  submits  will not submit an application deposit of \$ \_\_\_\_\_ to be applied to the security deposit upon execution of a lease or returned to Applicant if a lease is not executed.  
Acknowledgement & Representation:

- (1) Signing this application indicates that Applicant has had the opportunity to review Landlord's tenant selection criteria, which is available upon request. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history.
- (2) Applicant understands that providing inaccurate or incomplete information is grounds for rejection of this application and forfeiture of any application fee and may be grounds to declare Applicant in breach of any lease the Applicant may sign.
- (3) Applicant represents that the statements in this application are true and complete.
- (4) Applicant is responsible for any costs associated with obtaining information.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

For Landlord's Use:

On \_\_\_\_\_, \_\_\_\_\_ (name/initials) notified  
 Applicant  \_\_\_\_\_ by  phone  mail  e-mail  fax  in person that Applicant was  
 approved  not approved. Reason for disapproval: \_\_\_\_\_



**AUTHORIZATION TO RELEASE INFORMATION  
RELATED TO A RESIDENTIAL LEASE APPLICANT**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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I, \_\_\_\_\_ (Applicant), have submitted an application to lease a property located at \_\_\_\_\_ (address, city, state, zip).

The landlord, broker, or landlord's representative is:

_____	(name)
<b>Continuity Corporation</b>	
_____	(address)
<b>11280 Braes Forest Drive</b>	
_____	(city, state, zip)
<b>Houston, TX 77071</b>	
_____	(fax)
<b>(405)227-7222</b>	
_____ (phone)	
_____	(e-mail)
<b>jen@continuityhouston.com</b>	

I give my permission:

- (1) to my current and former employers to release any information about my employment history and income history to the above-named person;
- (2) to my current and former landlords to release any information about my rental history to the above-named person;
- (3) to my current and former mortgage lenders on property that I own or have owned to release any information about my mortgage payment history to the above-named person;
- (4) to my bank, savings and loan, or credit union to provide a verification of funds that I have on deposit to the above-named person; and
- (5) to the above-named person to obtain a copy of my consumer report (credit report) from any consumer reporting agency and to obtain background information about me.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

Note: Any broker gathering information about an applicant acts under specific instructions to verify some or all of the information described in this authorization. The broker maintains a privacy policy which is available upon request.