



New Home Rental Criteria

TAR PDF App & Rentspree required w/ ID & pay stubs

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

False, inaccurate, or incomplete applications.

Credit History: Min. 725+ credit score. The listing office will run report due to amount of fraud and photoshopping in industry currently. This is a "Soft check" with verification from AAA Credit Reporting locally in Houston if needed or may be accepted from Rentspree directly. Since Rentspree does not provide SSN# TAR Standard lease application is needed 1st.

At least 3 accounts established for 1 year in good standing. No late payments.

NO CRIMINAL HISTORY. NO EXCEPTIONS.

Rental History: 12 months valid, verifiable rental history. Valid meaning a written lease or month to month agreement. If the tenant is a former home owner, deed records will be checked. If rental history is less than 12 months explanations will be needed for submissions. NO BROKED LEASES.

Employment: 24 months on the job or previous employment in the same line of work. If self-employed then filed tax returns needed. If corporate guarantee then only Fortune 500 or Inc. 1000 level companies. Sole Member LLC is not a Corporate Guarantee.

Income: 3 x the rental amount w/only garnishable income considered.