Landlords of Texas, LLC
General Applicant Approval and Deposit Requirements

Gross Income to Rent Ratio (Before Tax)	Credit Score: <500	500-550	550-600	600-650	650-700	700-750	>750
<2.5	Decline	Decline	Decline	Decline	Decline	Decline	Decline
2.5 to 3	Decline	2 month deposit	2 month deposit	2 month deposit	1.5 month deposit	1.5 month deposit	1.5 month deposit
3 to 3.5	Decline	1.5 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit
3.5 to 4	Decline	1.5 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit
4 to 5	Decline	1.5 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit
Greater than 5	Decline	1.5 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit	1 month deposit

General Qualifications

- No previous evictions
- No previous felonies
- Income is 3x the rent

Additional Notes and Considerations

- If multiple applications are received, we will choose the most qualified based on income, credit, and previous rental history. Do not let this discourage you from applying, someone will call this home.
- If you have a dismissed eviction within the last 7 years, there will be a 3 month deposit.
- If you have a completed eviction within the last 7 years, the application will be declined.
- Any felonies; recent (less than 15 years), and those involving violence, fraud, or children, the application will be declined.
- Excessive charge-offs, more than 10 in 7 years, will increase the deposit by 1 month.
- Previous rental history: Late x1, see chart above / Late x2, increase deposit .5 month / Late x3, increase deposit by .75 month / Late more than 3x, decline application.
- We do not count student loan debt nor medical debt as a negative factor.
- Some additional considerations include the amount of charge-offs, the number of times an account is late and by how many days, broken leases, etc.

Landlords of Texas

Landlords of Texas, LLC
830 Julie Rivers Dr., Ste 104
Sugar Land, TX 77478
(281) 925-7222

EQUAL HOUSING OPPORTUNITY