

# Lease Application Requirements

## 2631 Cold River Dr | MLS #52494034

### Application Requirements (Per Applicant 18+)

- Completed TXR 2003 Residential Lease Application (Typed, not handwritten)
- Online application via RentSpree (each applicant applies separately)

### Application Fees (Per Applicant 18+)

- \$25 upfront fee (Venmo with TXR 2003 submission)
- \$50 RentSpree fee
- Total: \$75 per applicant

### Required Supporting Documents

- Valid government-issued ID
- Proof of income (last 2–3 pay stubs or equivalent)
- Employment verification
- Rental history / references

### Minimum Qualification Criteria

- Credit Score: 620+
- Income: Minimum 3x monthly rent (gross)

### Pet Policy

- Small pets considered (case-by-case)
- Pet deposit required

### Deposits

- Security Deposit: Equal to one (1) month's rent

### Move-Out Process

- Final walk-through by third-party company
- Security deposit mailed to forwarding address within 30–60 days (less any deductions)

### Important Notes

- Applications will not be processed until all documents and fees are received
- Incomplete applications may result in delays or denial
- All occupants 18+ must apply separately