



# HONEYWOOD — REALTY —

## PRE-QUALIFICATION CHECKLIST

Thank you for your interest in this great property! We hope you are chosen as our next tenant(s). Note, we verify EVERYTHING. Please make sure the application is correct, and 100% completed. Fraudulent applications are reported to the police AND the Texas Real Estate Commission. We have a zero-tolerance policy.

Requirements (Please make sure you read everything below **carefully** because once an application fee is paid, it becomes **NON-REFUNDABLE**):

- Must make 3x the rent. Income must be verifiable. We send a verification link to you to verify employment/income. The name on the request will be Total Real Estate Services and you will need to link your bank account that your employer deposits the money into.
- Must have at least 600 credit score and recent credit lines must be paid on time. Even if your credit is 600, it is still on a case-by-case basis. No open bankruptcies or judgements allowed.
- Acceptable Criminal Background (We will run a background check)
- Must have PERFECT rental history. No broken leases, evictions, slow pay, or violations.
- No aggressive breed pets. This includes pets mixed with aggressive breeds (we can decline a dog at our discretion if we think it is mixed with an aggressive breed). Other breeds are still on a case-by-case basis.
  - German Shepherd
  - Akita
  - Staffordshire Terrier
  - Chow Chow
  - Malamute
  - Bullmastiff
  - Dalmatian
  - Boerboel
  - Doberman Pinscher
  - Great Dane
  - Siberian Husky
  - Rottweiler
  - Presa Canario
  - Rhodesian Ridgeback
  - Dogo Argentino
  - Basenji
  - Wolf Hybrid
  - Cane Corso
  - Mastiff
  - Great Pyrenees
  - American Pit Bull Terrier
  - Fila Brasileiro
  - Saint Bernard

### **AFTER VIEWING THE PROPERTY & YOU WOULD LIKE TO APPLY, PLEASE FOLLOW THESE STEPS:**

Documents needed from each person over 18 years of age:

- Please fill out the application online at <https://honeywoodrealty.managebuilding.com/Resident/rental-application/new> and attach all items below in the application online at this link provided.
- Color copy of Driver's license and Social Security Card
- Picture of all pets (if applicable) **All applicants, regardless of if you have a pet or not, will be required to create a profile at honeywoodrealty.petscreening.com. It is free for ESA/Service dogs, or non-pet profiles. Make sure so fill the entire form out as poor fido scores will trigger an additional \$25 pet rent. There is a \$30 charge (per pet) for creating a pet screening account. If they are unable to legitimize the ESA/Service dog letter from your doctor, you will be required to pay for this service. It is a small \$25-\$30 yearly fee. <https://honeywoodrealty.petscreening.com>**
- 2 months of check stubs. If self-employed, we need 2 years of tax returns. If using tax returns, use the net income after deductions to determine if your client makes 3x the rent. We send a verification link to you to verify employment/income. The name on the request will be Total Real Estate Services and you will need to link your bank account that your employer deposits the money into. **Bank statements are not acceptable.**
- \$50/person app fees (non-refundable) paid at the end of the online application. **We will not begin running any applications without receipt of all application fees. Fees are paid online at the end of the application portal.**
- AGENTS- THIS DOCUMENT MUST BE SIGNED BY EACH PROSPECTIVE TENANT AND YOU AS THEIR AGENT AND SENT TO LAIN@HONEYWOODREALTY.COM TO REGISTER YOUR CLIENT(S).

**PROSPECTIVE TENANTS USING A REALTOR MUST HAVE THEIR REALTOR SHOW THEM THE PROPERTY IN ORDER FOR THE REALTOR TO BE PAID COMMISSION! NO EXCEPTIONS!!**

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Applicant 1

\_\_\_\_\_  
Applicants Agent

\_\_\_\_\_  
Applicant 2

\_\_\_\_\_  
Applicant 3