

# TENANT REQUIREMENTS

Thank you for your interest. Please review our leasing policies before proceeding to the application. We don't discriminate against any person based on race, color, religion, sex, national origin, handicap status, family status, or any other state or locally protected classifications.

**All individuals living in the home age 18 and over are required to complete an application and pass through a screening process.**

- TREC Lease Application should be send to listing agent for pre-screening.
- Copy of the driver's license.

If being transferred by a company, please provide the offer letter, visa, etc.

- \$50 application fee per applicant age 18 or older. Payment will be done online through a link sent by listing agent once pre-approved. Credit, background & eviction reports will be generated.

All information obtained is kept confidential. Approval with additional deposit and denial are based on a review of the following criteria:

## APPROVAL CRITERIA

All applications are reviewed by landlords and the final decision is up to them.

No Section 8.

**EMPLOYMENT** Applicants must be employed or provide proof of income.

**INCOME QUALIFICATION** Household gross income min 3X monthly rent Provide:

- Last three months worth of paycheck stubs from current employer.
- If self-employed 3 months/ bank statements plus at least 1 year of income tax returns.
- Landlord could require regardless bank statements from the last 3 months.

**DELINQUENCIES/RESIDENT HISTORY** Any applicant with an eviction, a broken lease or owing another landlord money will result in denial.

Any current or past outstanding, judgements or any unpaid civil suit from a previous landlord within the last two (2) years will result in automatic denial.

**CREDIT HISTORY** 650+ credit score required. In case of a denial, we will NOT provide a copy of the credit report or refund application fees.

**CRIMINAL HISTORY** No felonies in the last 5 years. Felonies older than 5 years will be reviewed on a case by case basis. However, Any applicant with a record of a violent crime(s) will be automatically denied. This also includes any terrorism related convictions or charges. Our owner's decisions are based on the information provided by a third party at the time of the application.

**ANIMAL REQUIREMENTS** Case by case. A picture of the animal(s) must be provided. An additional pet deposit will be required depending on the types of animal(s). The following animal types and breeds are prohibited due insurance: Pitt Bull Terrier, Staffordshire terrier, Doberman Pincher, Rottweiler, and other breed generally considered aggressive or deemed aggressive by state of local officials. ESL needs to provide supporting documentation not limited to an identification card.

**SMOKING** is NOT allowed in the property.

## OTHER REQUIREMENTS

PERSONAL LIABILITY COVERAGE/RENTERS INSURANCE IS REQUIRED by all residents to provide proof of a minimum of \$100,000 personal liability coverage as condition of residency. Proof of insurance should be provided to the landlord no later than the third day of the move-in date.



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