

Rental Requirements & Qualifications

These criteria apply to all applicants and are used to evaluate eligibility for tenancy.

1. Application Requirements

- Each occupant 18 years of age or older must submit an application.
- A non-refundable application fee must be paid before an application will be processed.
- Applicants must provide valid government-issued identification.
- Applicants may be required to provide documentation verifying identity and the ability to enter into a lease agreement.
- Submission of an application does not constitute a lease agreement or offer to lease.
- No lease exists until the lease is fully executed and all required funds are paid.
- Providing false or misleading information may result in automatic denial.
- Applications will be processed in the order received once all required documentation and fees are submitted.
- An application is not considered complete until all required documentation, information, and fees are received.
- Notifications of denial will be sent by email and regular mail and will include information regarding the credit and background screening provider.

2. Rental History

- Previous rental history will be reviewed. Negative rental history may result in denial.
- Failure to pay rent in a timely manner.
- Evictions filed within the past three years.
- Property damage exceeding \$1,000.
- Repeated disturbances not related to circumstances protected under the Violence Against Women Act (VAWA).
- Prior management references indicating drug dealing, gambling, prostitution or other illegal activity occurring on the premises.
- Prior evictions may result in automatic denial.
- Outstanding debt or judgments owed to a prior landlord or property management company may result in denial.

3. Income Requirements

- Combined household income must equal at least three (3) times the monthly rent.
- Applicants may be required to provide verification of income including pay stubs, employer verification, or bank statements.
- Self-employed applicants or individuals receiving 1099 income may be required to provide prior-year tax returns and/or bank statements.

- Acceptable additional sources of income may include child support, disability income, retirement income, or other verifiable legal income sources.
- Applicants beginning a new job may be required to provide an offer letter on employer letterhead confirming start date and compensation.
- If income requirements cannot be met, prepaid rent or a guarantor may be required.

4. Credit Screening

- Consumer reports are obtained through a third-party screening provider.
- Applicants may obtain a copy of their report directly from that provider.
- Applications may be denied if a credit score cannot be obtained, an open bankruptcy exists, or credit history indicates unacceptable financial risk.
- If an application is denied or conditionally approved based on information contained in a consumer report, the applicant will receive an Adverse Action Notice identifying the consumer reporting agency.
- The consumer reporting agency did not make the decision and cannot explain the reason for the decision.

5. Criminal Background Screening

- A criminal background check will be conducted for each applicant.
- Evaluation may include the type of crime, severity, circumstances surrounding the offense, time elapsed since the offense, the applicant's age at the time of the offense and evidence of rehabilitation.
- This assessment is used to determine whether the applicant may pose a risk to persons or property.

6. Additional Criteria

- Tenant selection criteria may be revised, modified, or updated at the landlord's sole discretion.
- Submission of an application does not reserve or hold the property.
- The landlord reserves the right to approve, deny or conditionally approve any application based on the totality of the information provided.

7. Occupancy Guidelines

- Occupancy generally follows two persons per bedroom, subject to reasonable accommodations and applicable law.
- Applicants must be 18 years of age or older unless otherwise deemed an adult under applicable law.

8. Guarantor Requirements

- A guarantor must submit an application and pay the required non-refundable application fee.
- Only one guarantor per household is permitted.
- Guarantors must meet the same qualification requirements as applicants.

- Guarantors must demonstrate income of at least four (4) times the monthly rent.
- The guarantor must sign the lease agreement.

9. Pets & Assistance Animals

- Reasonable accommodations for assistance animals will be considered in accordance with Fair Housing laws.
- Service animals are individually trained to perform tasks for individuals with disabilities.
- Applicants requesting an Emotional Support Animal (ESA) may be required to provide documentation from a licensed healthcare or mental health professional confirming the disability-related need for the animal.

10. Move-In Requirements

- One month's rent plus the security deposit is required prior to move-in.
- All utilities must be transferred into the tenant's name before keys will be released.
- Security deposits will be handled in accordance with Texas Property Code Chapter 92 and will be refunded or accounted for within 30 days after the tenant vacates and provides a forwarding address.

11. Rent Payment Requirements

- Rent is due on the first day of each month during the lease term.
- If move-in occurs mid-month, one full month's rent is due at move-in and the following month's rent will be prorated and payable on the 31st day after move in. By the third month, payment is due on the first day of the month.
- Late fees will be assessed in accordance with the lease agreement and Texas Property Code.

12. Vehicles

- A maximum of two vehicles per household is permitted unless otherwise authorized by the landlord.
- Vehicles must park in designated parking areas only.
- Parking on grass is not permitted.
- Vehicles must be operational and currently registered.
- Boats and trailers require prior written landlord approval.

13. Renter's Insurance

- Tenants must maintain renter's insurance covering fire, flood, water damage, theft, and general liability.
- A minimum of \$300,000 in liability coverage is required.
- The property owner must be listed as an Additional Interested Party or Additional Insured if available.

14. Equal Housing Opportunity

- We are committed to providing equal housing opportunities to all applicants regardless of race, color, religion, national origin, sex, handicap, familial status, or other protected class status under applicable law.
- This property operates in compliance with the Federal Fair Housing Act.

15. Privacy Policy for Applicant Information

- We are committed to protecting the privacy of personal information provided by applicants and residents.
- Information may be collected through rental applications or supporting documentation submitted electronically or in writing.
- Information is used solely for legitimate business purposes related to leasing and managing residential property.
- Only authorized individuals have access to personal information and records are stored in secure systems.
- When information is no longer needed, records are disposed of securely through shredding paper documents or destroying electronic files.

16. Screening Provider Disclosure

- Applicant screening services are provided through SimpleScreening.com.
- Screenings may include credit history, criminal background checks, eviction history, and identity verification.
- Application fees are collected to cover the cost of these reports and are not considered profit.

Acknowledged by:

Name: _____ Signature: _____ Date: _____