



Screening Criteria

We are committed to providing fair and equal housing opportunities in compliance with all applicable laws, including the Fair Housing Act and the Texas Property Code. To ensure consistency and transparency, all rental applications are processed under the following guidelines:

All applications are screened using the same criteria, which may include:

- Credit history review
- Rental history verification (including prior evictions or lease violations)
- Employment and income verification (to confirm ability to pay rent)
- Criminal background check (where permitted by law)
- Pet screening (if applicable)

To qualify for standard approval with the standard security deposit, applicants must meet the minimum requirements below:

INCOME REQUIREMENTS

- Minimum net income of 3× monthly rent combined for all applicants

CREDIT REQUIREMENTS

- Minimum 620 credit score with 6+ months of established credit history for all applicants
- No open or dismissed bankruptcies w/in last 2 years (discharged bankruptcies must show 6+ months of credit re-establishment)
- DTI w/ rent must not exceed 70%

RENTAL HISTORY REQUIREMENTS

- No prior evictions or unlawful detainers
- No unpaid landlord balances
- No more than one late or returned payment in the past 12 months

CRIMINAL BACKGROUND CRITERIA

- Applicants may be denied for:
 - Recent felony convictions
 - Violent criminal offenses
 - Property damage, domestic violence, arson, or firearms-related crimes
 - Registerable offenses under Texas law

*Criminal history is evaluated case-by-case in compliance with HUD guidance, considering nature, timing, and relevance to the safety of residents, staff, and property.

PETS / ANIMALS

- Max 2 pets, restrictions apply (no aggressive breeds or documented bite history)
- Pet fees: \$250-\$500 one-time + \$25-\$50/month per pet (based on PetScreening score)
- Assistance animals accepted with proper documentation per Fair Housing

*(PetScreening.com required for all applicants)

OTHER REQUIREMENTS

- No smoking allowed inside the dwelling
- Renters insurance required before move-in
- Proof of utility transfer required before move-in

AUTOMATIC DENIAL CRITERIA

- Applications may be automatically denied for the following reasons, when confirmed through screening and evaluated in accordance with applicable Fair Housing guidance and state law:
 - Evictions or unlawful detainers
 - Outstanding landlord debt or housing-related collections
 - Open bankruptcies
 - Multiple recent criminal offenses
 - Felony or violent crime convictions
 - Property damage, arson, weapons-related, or physical harm offenses
 - Currently incarcerated individuals or applicants released within the past 5 years
 - Registered sex offenders, determined to pose a risk to persons or property

*All criminal history findings will be evaluated case-by-case, in accordance with HUD and Fair Housing regulations.

