

1021 N Sunset Drive Pearland, Tx 77581

Landlord's Tenant Criteria

- *Must have good rental history 2+ years
- *No broken leases, evictions, or collections from previous landlords (\$500+)
- *Good verifiable job history 6+ months (unless receiving SSI)
- *Credit score of at least 580 or may have a higher deposit
- *Earn at least 3 times the rent amount (net)
- *No felonies (non-violent misdemeanors may be considered call 1st)
- *Valid ID/License *No Pets (case by case)

Will result in automatic denial

- *False information on application
 - *Unable to verify rental/job history
 - *Open bankruptcies
- *If approved full deposit is needed within 48 hours to hold home up to 21 days max. Deposit is the same as one month's rent. Must show proof of renter's insurance prior to move in.
- Applicant(s) has acknowledged receiving this form prior to applying or paying app fee
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