

Tenant and Rental Criteria
17207 Morning Star Ave Crosby, Tx 77532

Age: Lease holder (s) must be 18 years or older

Credit: Minimum credit score of 680 required. Unsatisfactory credit references or no credit history may result in the requirement of an additional deposit or denial.

Criminal History: No applicant, resident or occupant may have been indicted, arraigned, or convicted of a felony charge. This includes persons who have received deferred adjudication and/or have not yet satisfied the probationary period of deferred adjudication. Convictions for the manufacture or distribution of a controlled substances will result in an automatic-denial of the application. Backgrounds on all adult occupants will be checked. \$40.00 per applicant.

Employment: Applicant must 1) Be employed with current -employer for at least 6 months. 2.) Have current job and at least six months employment with previous employer. 3) Receiving retirement benefits, or any other verifiable or consistent income.

Income: Gross monthly income of all lease holder(s) must equal 3 times the monthly rental amount. All income must be verifiable. Income does not include allowance from parents, scholarships or study subsidies, or irregular income.

Pets: NO PETS ALLOWED

Rental History: Prior eviction may results in an automatic denial of the application. Applicant may be denied for an outstanding debt/judgment to ant prior landlord.

Renter's History: Prior evictions may result in an automatic denial of the application. Applicant may be denied for an outstanding debt/judgment to any prior landlord.

Renter's Insurance: Tenant to maintain renters insurance & provide copy of declaration page prior to move-in, naming landlord as additional insured to renters insurance.

Self Employment: Must provide the previous years' personal income tax return and the previous two months personal bank statements as evidence of sufficient income. Persons whose jobs are commission only or base salary plus commission, tips or bonuses are considered self-employment.

**If application is accepted all applicants and occupants will be required to complete a RentSpree screening by Landlord at applicants expense.

Authentisign
Eric Niles 05/08/26

Authentisign
Ashley Niles 05/08/26