

# RESIDENT SELECTION CRITERIA & TENANT RULES

408 Gardenia St., Lake Jackson TX 77566

## TENANT CRITERIA

- Age – All persons 18 years or older (or legally considered an adult under applicable law) must submit a separate application.
- Identification – Valid government-issued photo ID required. Non-U.S. citizens may be required to show proof of legal residency through the lease term.
- Income – Combined gross monthly income must equal at least **3x** the monthly rent. Guarantors must show at least 4x monthly rent. Proof of income is required.
- Credit – Minimum credit score of **620** required. Applicants with scores below 620 may still be considered if other criteria are strong (income, rental history, guarantor, or higher deposit). Open bankruptcies or unverifiable credit may result in denial.
- Rental History – Applicants must demonstrate a positive rental history. Prior evictions, repeated late payments, or landlord judgments may disqualify.
- Criminal Background – Background checks will be conducted. Convictions involving violence, drugs, or distribution of controlled substances may result in denial. Arrest records alone will not disqualify.
- Occupancy – Limit of 2 persons per bedroom.
- Pets – Allowed case by case, subject to screening, deposits, and restrictions (certain breeds prohibited; no exotic animals).
- Vehicles – Maximum of 2 per household; must be operable with current registration. No RVs/boats/trailers without prior written approval.
- Insurance – Renter's insurance with at least \$100,000 liability coverage is required, naming Landlord as "Additional Insured."

## APPLICATION & SCREENING PROCESS

- All Applicants 18 years or older must submit an application via the online screening system. Applications may be requested by emailing [theeverittteam@outlook.com](mailto:theeverittteam@outlook.com). An invite will be sent to begin the application.
- Application fees are non-refundable and collected at the time of submission.
- A valid government-issued ID is required. Non-U.S. citizens may be required to provide proof of residency through the end of lease term.
- Submission of an application does not guarantee approval. Lease is valid only when signed and

all funds are received.

- False information will result in denial and forfeiture of fees.
- The first approved applicant to complete screening and pay deposits will be accepted.
- Status notifications will be sent via RentPrep or email provided.
- PetScreening.com link will be sent to all applicants regardless of pet ownership.

## EQUAL HOUSING

We comply with Fair Housing Laws and do not discriminate on the basis of race, color, religion, sex, handicap, familial status, sexual orientation, or national origin.

## CREDIT STANDING

- Minimum credit score of 620 required.
- Applicants with scores below 620 may still be reviewed and may be considered if other criteria are strong, such as higher income, clean rental history, guarantor, or higher deposit.
- Applicants may be denied if no score is obtained.
- Open bankruptcies will result in denial.
- Some cases may require additional information to assess creditworthiness.

## INCOME REQUIREMENTS

- Combined monthly income must be 3x rent.
- Acceptable legal sources include Social Security, Child Support, Disability, Retirement, Bank Statements, etc.
- New employment requires employer letter verifying start date and salary.
- Guarantors must show 4x monthly rent and sign lease.

## RENTAL HISTORY

Applications may be denied for:

- Evictions in last 5 years
- Repeated late rent
- Property damage exceeding \$1,000
- Drug-related activity, gambling, prostitution, human trafficking
- Unpaid landlord debt or judgments

## CRIMINAL HISTORY

- Background checks will be conducted.
- Consideration includes type, severity, circumstances, time passed, age, and rehabilitation evidence.
- Manufacturing/distribution of controlled substances results in automatic denial.
- Arrest records or pending actions alone do not disqualify.

## PETS

- Pets reviewed case by case with PetScreening.com.
- Additional deposits and pet rent apply.
- Aggressive/vicious dogs prohibited (Pit Bull, Rottweiler, Doberman, Chow Chow, etc.).
- Assistance animals permitted with approval.
- No livestock, exotic, or poisonous animals.
- Aquariums under 20 gallons may be permitted with approval.

## VEHICLES

- Maximum of 2 vehicles.
- Must park in the driveway, be operational, and have current registration.
- No RVs/boats/trailers without approval.

## RENTER'S INSURANCE

Tenants must carry Renter's Insurance with at least \$100,000 liability coverage. Landlord must be listed as Additional Insured. Proof required at move-in and renewal.

---

Signature of Applicant

Date

---

Signature of Applicant

Date