

Application Instructions & Tenant Criteria

*** Incomplete, false, or unverifiable information may result in denial or lease termination.
All applications are reviewed on a case-by-case basis ***

APPLICATION FORM & IDENTIFICATION

- *Fully completed application form (TXR_2003). Each occupant and co-applicant 18 years or older must submit a separate application.
- *A signed copy of this form, Application Instructions & Tenant Criteria”
- *Pet photo & current vet records (if applicable)
- *Non-Refundable Pet Deposit: \$500 per pet. No monthly pet rent. FREE for ESAs/Service Animals
- * Email application and supporting documentation to Cintia Rivas at scshomes@kw.com

CREDIT

- *Landlord requires a minimum credit score of 600.
- *Scores under 600 may still qualify with additional free or deposit.
- *Credit checks may include: payment history, collections, evictions, and debt load.

INCOME

- *Income must be at least 3X the monthly rent (gross).
- *W2 employees: provide the last 3 months' worth of recent pay stubs
- *1099 or self-employed: last 3 months' worth of bank statements AND the last year's tax returns.

CRIMINAL HISTORY

- *No felony convictions or crimes of moral turpitude
- *CONTACT OUR OFFICE WITH QUESTIONS BEFORE APPLYING

RENTAL HISTORY

- *2 years of verifiable history required
- *No evictions, lease collections, or filings.
- *Include name, address, email, and phone number for all landlords.

APPLICANT SIGNATURE

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