

Rental Criteria & Guidelines for 107 Piney Pathway, Magnolia, TX 77354

Requirements for each occupant over the age of 18:

- Completed TREC application.
- Prospective tenant will receive a link to Smartmove and must pay for their personal credit, background and eviction report. (Cost is approximately \$50 per person.)
- Upon tenant acceptance, clear electronic copy of TDL must be provided.

Tenant Approval Criteria:

- Minimum combined monthly income (from all sources) of 3X monthly rent. Proof of income is required. Acceptable items considered as proof of income: paycheck stubs for last 2 months, signed offer letter from employer if a job transfer is involved or a recent student has new employment (employer will be contacted), financial statements, banking statements for last 2 months. Self-employed individuals may be asked to provide tax returns and bank statements.
- No prior evictions.
- No bankruptcy within the last 5 years.
- Minimum credit score of 625.
- Landlord prefers letter of reference from previous landlord.
- Letters of explanation will be considered.
- Landlord reserves the right to require the following if all guidelines are not met or extenuating circumstances are considered: additional non-refundable deposits and/or guarantor on the Lease Agreement.
- Landlord reserves the right to decline an applicant if all guidelines are not fully met or extenuating circumstances are considered.

Additional Tenant Guidelines:

- No vehicles on the property over 3,500 lbs without consent from the Landlord.
- No smoking permitted in the home or garage.
- Pet Policy: Landlord prefers no pets over 25 lbs. (In the event landlord considers pets on a case by case basis, no aggressive breeds will be allowed). Each pet will require a \$500.00 deposit in which \$200.00 is non-refundable. Additionally, there will be \$25.00 monthly fee for each pet.
- No aquariums greater than 10 gallons are allowed.
- In the case of licensed service or emotional support animals, valid documentation is required.
- Tenant(s) to provide copy of renter's insurance policy/binder at the time of possession of the home.
- Tenant(s) may not alter, modify or paint the home in any way without written consent from the Landlord.
- Landlord reserves the right to check air filters in the home on a monthly basis with 24-hour notice to tenant(s).
- Tenant(s) understand the home is on a city sewer and no items other than toilet paper may be flushed.
- Any mixed use, including residential/commercial must be approved by landlords and will be a minimum of \$2500/month.

Tenant is aware of the current utility providers & understands any applicable deposits or transfer fees are their sole responsibility:

Constellation Energy (currently used by Landlords) 1-855-802-4982

Electricity: Reliant Energy 1-833-235-9655

Internet: AT&T (availability to be confirmed by tenant) 1-800-288-2020

Water, Trash & Sewer: City of Magnolia 281-356-2266, Option 2

Tenant(s) have received and accepted a copy of this document regarding Rental Terms for 107 Piney Pathway, Magnolia.

Tenant: _____

Tenant: _____

Tenant: _____

Tenant: _____

Landlord:

Landlord: