

Rental Pre-qualification

Requirements to lease:

- ❖ Combined monthly income greater than, or equal to 3 times the monthly rent.
- ❖ Security deposit equal to one month's rent.
- ❖ Each applicant over the age of 18 must fill out a separate application (no exceptions).
- ❖ Applicant screening includes:
 - Rental history: No broken leases or evictions.
 - Employment history: 1 to 2 years of steady employment.
 - Credit History: FICO score of 650 or higher, good payment history, no bankruptcies.
 - Criminal background: No recent felony convictions.

Required Documents from each person over 18 years of age:

- ❖ Fully completed TXR application (for each person over 18) signed by the applicant.
- ❖ Color copy of Driver's license, Visa, Passport (after applicant is approved).
- ❖ Poof of income.

Poof of income:

- ❖ 2-3 months recent pay stubs, or 2-3 months of recent bank statements.

Screening:

- ❖ \$48 application fee per applicant (non-refundable). Fee is paid by applicant(s) directly to MySmartMove™. Landlord will provide link.

Animals: (Case-by-case basis)

- ❖ 25 lb. weight restriction / 2 pets max.
- ❖ Pet Deposit \$250 per pet / refundable.
- ❖ Pet rent \$25 per pet.
- ❖ Picture of pet(s), pet interview may be required.
- ❖ Dangerous and aggressive breeds are not allowed. Some of these are:

- | | | |
|-------------------|--------------------|-------------------------|
| • German Shepherd | • Akita | • Staffordshire Terrier |
| • Chow | • Alaskan Malamute | • Doberman Pinscher |
| • Great Dane | • Siberian Huskie | • Rottweiler |
| • Presa Canario | • Wolf Hybrid | • Cane Corso |
| • Mastiff | • Great Pyrenees | • Pit Bull |

Upon signing the Lease Agreement.

- ❖ Security Deposit is immediately due. (1 month's rent - deposit amount is negotiable with good credit.)

At Move-in:

- ❖ Full month rent is due upon move-in.