

GV RENTALS OF TEXAS LLC
APPLICATION REQUIREMENTS & CRITERIA

FOR YOUR APPLICATION TO BE CONSIDERED, ALL REQUIRED DOCUMENTS MUST BE
UPLOADED IN FULL.

GENERAL REQUIREMENTS

Must upload a State-issued ID (Driver's License or ID)
Move-in date must be within 45 days of the application date
Gross monthly income must be at least 3x the rent
Co-applicants/roommates may combine income
No guarantors or co-signers accepted

Please note management reserves the right to request proof of available security deposit funds
if such funds are not readily reflected in the bank statements provided

****We do not accept large upfront payments (e.g., multiple months of rent) to bypass
requirements****

OCCUPANCY & APPLICATIONS

All occupants must be listed on the application
All applicants 18 years or older must submit a separate application, for background check
purposes
Co-applicants must submit separate applications

RENTAL HISTORY

Must include contact information for two most recent landlords
A written Notice to Vacate must be provided to your current landlord prior to application
processing
Rental history must be verifiable and free of:
Eviction filings
Judgments
Unpaid rent
Property damage
Lease violations

PROOF OF INCOME REQUIREMENTS

All documents must be submitted as full PDF files only (NO PHOTOS OR SCREENSHOTS —
NO EXCEPTIONS)

If Employed (Paystub Employee):
2 months of consecutive pay stubs (no exceptions)

3 months of bank statements where income is deposited - All pages must be included (including blank pages, no redactions)

Do NOT submit W-2s or tax returns unless self-employed

If Newly Employed:

Offer letter on company letterhead including:

Start date

Gross monthly income

Contact details for HR or supervisor

Must include at least 1 deposited pay stub (no exceptions)

3 months of bank statements - All pages must be included (including blank pages, no redactions)

If Self-Employed:

2 years of most recent tax returns or 1099s

6 months of bank statements (full statements, all pages included)

Proof of available security deposit funds

Must show at least one month of rent in reserves

Additional documentation may be required

INCOMPLETE OR INCORRECT DOCUMENTS WILL DELAY PROCESSING.

NO BACKGROUND CHECK WILL BE INITIATED UNTIL ALL DOCUMENTS ARE PROPERLY SUBMITTED.

CREDIT & BACKGROUND CRITERIA

Minimum credit score: 600

Applications may be denied for:

Collections

Charge-offs

Delinquencies

Bankruptcies within the past 2 years

Applicants with convictions related to:

Violent crimes

Property crimes

Drug-related offenses

Felonies

INSURANCE REQUIREMENT

Renter's insurance is required prior to move-in

Policy must list the landlord as Additional Insured with the required liability coverage

Tenants also required to maintain animal liability coverage

PET & ANIMAL POLICY (not inclusive of all criteria)

Maximum of 2 pets

Weight limit: 50 lbs

Pet photos required for approval

\$500 non-refundable pet fee

Tenants must notify management within 60 days of move-in if they plan to acquire a pet

Assistance Animals:

Must submit proper documentation

No pet fees apply

Tenant remains responsible for any damages

MANAGEMENT MAY REASONABLY DENY OR REQUIRE REMOVAL OF ANY ANIMAL THAT
POSES A DIRECT THREAT OR CAUSES DAMAGE.

ADDITIONAL POLICY

Smoking is not permitted under any circumstances on the property