RENTAL APPLICATION & TENANT SELECTION CRITERIA

3212 Retta Street | Houston, TX 77026

Thank you for your interest! Please review the rental terms, qualifications, and required documentation before applying. All applications are evaluated consistently in accordance with applicable Fair Housing laws.

RENTAL TERMS

- **Property:** Fully furnished home, including furniture, appliances, TVs, and household items as outlined in the Furnishings & Inventory Exhibit.
- **Lease Options:** 3-month or 12-month lease, subject to landlord approval.
- **Monthly Rent:** $2,795 for a 12-month lease. Rental rates for shorter lease terms may vary, with a minimum of $2,795 per month, subject to landlord approval.
- **Security Deposit:** $2,795 for a 12-month lease. Deposit requirements for shorter lease terms may vary and are subject to landlord approval. All deposits are due upon lease execution.
- **Application Fee:** The applicable screening fee is displayed through RentSpree before payment and paid directly through the platform. Fees are nonrefundable once screening is processed.
- **Utilities:** Tenant is responsible for establishing and maintaining required utility services as outlined in the lease.

- **Renters Insurance:** Minimum $100,000 personal liability coverage required before move-in and throughout the lease term.

APPLICATION QUALIFICATIONS

1. Income Verification

Combined gross monthly household income must be at least 3 times the applicable monthly rent ($8,385 based on $2,795 rent).

- **W-2 Employees:** Three most recent pay stubs. Employment verification may be requested as supplemental documentation.
- **Business Owners / Self-Employed:** Two years of tax returns, three months of business bank statements, and a current profit and loss statement.
- **Other Income:** Verifiable benefit statements, retirement income, bank statements, or equivalent documentation.

2. Credit & Background

Fair to good credit preferred (620+). Credit and criminal background screening will be conducted with applicant authorization. Criminal history is assessed individually in accordance with applicable laws.

3. Rental History

No prior evictions, broken leases, or outstanding rental balances preferred. Landlord references may be requested. Exceptions considered individually.

4. Identification & Occupancy

All applicants 18 or older must submit a completed application and valid government-issued photo ID. All intended occupants must be disclosed, subject to applicable occupancy laws.

5. Pets

Considered individually with landlord approval. Pet information and vaccination records may be requested. Approved pets may require an additional deposit and monthly pet rent. Assistance animals are handled separately under Fair Housing laws.

APPLICATION PROCESS

Applications must be submitted through RentSpree with all required supporting documentation.

Estimated Review Time: Minimum if not sooner of 3–5 Business Days

Review generally begins once all required ocuments and screening results are received. Additional verification may extend processing. Approval is not guaranteed.

Applications may be denied for insufficient verified income, unsatisfactory credit or rental history, material misrepresentation, or other lawful screening grounds.

Represented Applicants: If working with a real estate agent, please include the agent's full name, brokerage, license number, phone number, and email address.

REPRESENTING AGENT INFORMATION *(if applicable)*

If applicable.

Agent Name / License #: _____

Brokerage: _____

Phone / Email: _____

APPLICANT ACKNOWLEDGMENT

I acknowledge that the rental selection criteria, including possible grounds for denial, were made available to me before payment of an application fee.

APPLICANT 1

Name: _____

Signature: _____

Date: _____

Each *adult applicant must sign an acknowledgment. Additional applicants may complete a separate acknowledgment.*

Listing Brokerage: SERHANT Texas, LLC.

QUESTIONS & NEXT STEPS

Thank you for your interest in making this property your next home! Please allow 3–5 business days minimum, if not sooner for application review once all required documents are received. Additional verification may require more time.

For questions or assistance, please contact me using either email below. **Kindly include the property address and applicant's full name in the email subject line.**

Deonna Perry
SERHANT Texas

Email: deonna@cqhouston | deonna@serhant.com

We appreciate your interest and look forward to serving you!