

## Rental Criteria

# Texas Homes Realty and Management

**Rental History:** 12 months valid, verifiable rental history

*Valid meaning a written lease or month to month agreement. If rental history is less than 12 months then an increased deposit -OR- cosigner may be requested, recommendation will be dependant on credit history, level of income and length of employment.*

**Credit History:** At least 3 accounts established for 1 year in good standing

If derogatory credit history is in excess of \$200 an increased deposit -OR- cosigner may be requested, recommendation will be dependant on level of income and length of rental history.

**Employment:** 12 months on the job or previous employment in same kind of work

**Income:** 3 times the rental amount (only garnishable income considered)

If income is less than 3 times the rental amount then an increased deposit -OR- cosigner may be requested, Recommendation will be dependant on level of income, length of rental history and credit history.

### **COSIGNER RENTAL CRITERIA:**

A cosigner will be APPROVED if all the qualifications below are met. If the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments

CREDIT HISTORY: At least 4 accounts in good standing with less than \$100 in derogatory accounts

EMPLOYMENT: 12 months on the job or previous employment in the same kind of work

INCOME: 4 times the rental amount of the unit in verifiable, garnishable income

### **GROUNDS FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

False, inaccurate, or incomplete applications.

Verified eviction showing on credit report or confirmed with landlord.

Rental collection verified on credit report

Balance owing to landlord

Extreme negative and adverse rental history, e.g. . . .documented complaints and/or damages, multiple late payments or 72 hour notices to pay or vacate with statement by landlord of "WOULD NOT RE-RENT"

Unverifiable social security number

Breaking lease agreement that will result in collection filing

**Verified name and date of birth match of *criminal conviction and/or criminal charge with no disposition as follows:***

Murder (1<sup>st</sup> and 2<sup>nd</sup> degree)      Kidnapping (All counts)

Manslaughter (1<sup>st</sup> degree) Theft (1<sup>st</sup> & 2<sup>nd</sup> degree)

Assault 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> degree)      Burglary (1<sup>st</sup>, 2<sup>nd</sup> degree & vehicle prowling 1<sup>st</sup> degree)

Robbery (1<sup>st</sup> & 2<sup>nd</sup> degree)      Malicious Mischief (1<sup>st</sup> degree)

Rape (All counts)      Arson (1<sup>st</sup>, 2<sup>nd</sup> degree & Reckless Burning 1<sup>st</sup> degree)

Rape of a child (All counts)      Possession with intent to Deliver (All counts) Delivery or Sale (All counts) \_

Child molestation (All counts)

**FEE SCHEDULE:**

1 APPLICANT = \$50.00

ROOMMATES = \$50.00 EACH (*each applicant must complete separate applications*)

MARRIED APPLICANTS = \$75.00

COSIGNER = \$50.00

(NOTE: An applicant constitutes any potential household member that is 18 years of age or older)

Deposits: Are equal to one months rent or may be a double deposit depending on credit history. Once an application has been accepted the applicant has until 5:00pm the following day to deliver the deposit to our office. This deposit must be in the form of cashier's check payable to **Texas Homes Realty & Management**.

Pet Deposits: Under 40lbs \$400.00/\$200.00 Non-Refundable Over 40lbs \$750.00 /\$375.00 Non-Refundable. Limit 2 pets per household

I have read the above mentioned Rental Criteria \_\_\_\_\_, this \_\_\_\_\_ of 20\_\_.