

## 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:** 2.5 times the rental amount (only garnishable income considered)

If income is less than 2.5 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 business day to deliver the deposit to our office. This deposit must be in the form of cashier's check or money order payable to **Texas Homes Realty & Management**.

Pet Deposits: Under 40lbs \$250.00/\$125.00 Non-Refundable Over 40lbs \$500.00 /\$250.00 Non-Refundable Limit 2 pets per household

I have read the above mentioned Rental Criteria \_\_\_\_\_, this \_\_\_\_\_ of \_\_\_\_\_ 11.