



Tenant Minimum Screening Requirements

1. **Minimum Credit Score** 600 (May accept less if applicant(s) have excellent rental history and/or other factors such as low debt)
2. **Excellent Rental History.** If no rental history approval is determined by credit score and levels of income/debt.
3. **Clean criminal background check.**
4. **Proof of Income.** Broker requires copies of pay statements for the previous 2 month from an employer. Previous 2 months of bank statements for self-employed, 1099 contractors, or other income.
5. **Minimum income.** Household income must be equal to or greater than 3x the monthly rent.
6. **1 year lease only.**
7. **Security deposit** = 1 months' rent
8. **2 Pet limit per residence.** Broker to collect \$250 refundable pet deposit per pet. Restricted pets are not allowed, which include but are not limited to Pit Bulls, Rottweilers and Dobermans.
9. **\$30 application fee for each applicant.** All occupants over the age of 18 must apply. All applicants are considered on a case by case basis.

****SERVICE ANIMALS**** Applicant must provide supporting documentation from a qualified professional who is licensed to practice medicine in Texas. The documentation must state the applicant has a medical need and the specified animal satisfies that need.