

## **RESIDENT QUALIFYING CRITERIA FOR TEXAS RESIDENTIAL MANAGEMENT**

We are delighted that you are interested in leasing one of our properties. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. Anyone 18 years old or older who will be living in the property will be required to submit a fully completed, dated and signed application.
2. The rental application(s) will be reviewed when submitted so we'll have all information needed to determine your eligibility.
3. Employment and monthly income must be verifiable. Total monthly income of all applicants must be at least three (3) times the monthly rent. Proof of income must be attached to all applications.
  - a. Military personnel may submit a month end LES. All others must submit their last 3 paystubs and how often they are paid. (weekly, bi-weekly, bi-monthly, monthly, etc.)
4. Applicants may be denied occupancy for the following reasons:
  - a. Falsification of application by any applicant.
  - b. Incomplete application by any applicant.
  - c. Insufficient income (total of all applicants).
  - d. Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in the unit.
  - e. Poor credit history of any applicant.
  - f. Poor rental history (of any applicant), including but not limited to:
    - (1) Non-payment or frequent late payment of rent
    - (2) Eviction
    - (3) Drug use
    - (4) Poor housekeeping
    - (5) Poor supervision of applicant's children
    - (6) Unruly or destructive behavior by applicant, applicant's children or applicant's guests.
    - (7) Violence to persons or property by applicant, applicant's children or applicant's guests.
5. Miscellaneous Information:
  - a. Application Fee: \$35 per person. Application fee is non-refundable.
  - b. Upon approval of application, you must pay the first months rent and deposits to move in. Rental payment and security deposits (pet and regular deposit) must be on separate money orders. Roommates must each pay a full deposit. We do not accept personal checks for move in costs.
  - c. We do not accept Dobermans, Rottweilers, Chows, or Pit Bulls on our rental properties.
  - d. We do not accept Military Deposit Waivers.
  - e. We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

**I acknowledge that I had an opportunity to review Texas Residential Management's rental selection criteria, which includes reasons why my application may be denied, such as criminal history, credit history, current income, and rental history. I understand that if I do not meet the property's rental selection criteria or if I fail to answer any question or give false information, the property may reject the application, retain all application fees, administrative fees, and deposits as liquidated damages for its time and expense, and terminate my right of occupancy.**

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**Print Name**

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**Signature**

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**Date**