



Leasing Criteria

Application Fee: \$50.00 per application. Application fees must be in the form of certified funds (Cashier's Check or Money Order). Each occupant 18 years or older must submit an application. This fee is non-refundable.

Landlord will consider a number of factors when selecting a tenant. If special circumstances exist, applicant is encouraged to provide additional information detailing any special circumstances to the Landlord. The Landlord's tenant selection criteria include the following factors for any occupant.

General Rental Criteria

Two Years of Good Rental History

No Forcible Detainers (evictions) unless you have verifiable documentation of landlord irresponsibility. However, a Forcible Detainer due to property damage by the resident will not be accepted under any circumstance.

No history of any damage to the residence, or an outstanding balance due to a previous landlord. If you have no prior rental history then you must have a qualified co-signer – the cosigner must be a resident of Texas, have a good credit history, and be willing to sign the lease.

Verifiable Gross Income

Minimum of three times the rent charged on the residence. Two months of paychecks stubs or two years of tax returns if self employed. Section 8 vouchers and certificates maybe accepted. The voucher resident must meet the same criteria as those seeking non-subsidized housing.

Criminal Background Check

Residency may be denied due to criminal history (see Criminal Background Criteria)

Credit History

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history.

Maximum Occupancy

Please note that these are the maximum number of people who may occupy homes with the number of bedrooms noted:

- 2 Bedroom – 4 Occupants
- 3 Bedroom – 6 Occupants
- 4 Bedroom – 8 Occupants
- 5 Bedroom – 10 Occupants

Criminal Background Criteria

(if applicable)

Disqualification From Residency for Lifetime

- First or second degree murder
- First through third degree assault
- Kidnapping
- First through fourth degree criminal sexual conduct
- Arson
- Harassment and stalking
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

Crimes That Disqualify for Residency For 10 Years After the Completion of Their Sentence

- Third degree murder
- Second degree manslaughter
- Criminal vehicular homicide or injury
- Simple of aggravated robbery
- Any felony drug or narcotics convictions
- False imprisonment
- Carrying a weapon without a permit or any other weapons charge
- Felony theft
- Felony forgery
- Felony burglary
- Terrorist threats
- Felony controlled substance
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

Crimes That Disqualify for Residency For 5 Years After the Completion of Their Sentence

- Non-felony violation of harassment and/or stalking
- Fourth degree assault
- Any misdemeanor drug or narcotics conviction
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

Submit Valid Photo ID with Application

Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected.

Applicant Signature

Date



PET POLICY GUIDELINES

The following pet policy applies to all potential applicants and existing clients wishing to obtain a pet:

Cats and dogs permitted at Landlord's discretion. Unfortunately, due to the high incidence of aggressive behavior by some breed of dogs, it is our policy **NOT** to allow the following breeds under any circumstances:

- Pitt Bulls
- American Bull
- Rottweilers
- Akita – including Japanese and Akita Inu
- Doberman Pinscher
- Malamute
- Chow Chow
- Wolf Hybrids
- Bernese – including Mountain Dog, Berner SEnnenhund and Bernese Cattle Dog
- Husky – including American, Eskimo and Greenland (Siberian Huskies are allowed)
- Mastiffs – including Anatolian Shepherd, Dogue de Bordeaux, Neopolitan, Tibetan, English, Spanish & Bullmastiff
- Saint Bernard (exceeds size restrictions)
- Great Dane (exceeds size restrictions)
- Great Pyrenees (exceeds size restrictions)
- Any dog with a biting history

The character of your pet, if one of the breeds named above, may be docile and well trained however no exceptions can be made. If no pets are disclosed on the application Landlord has the right to refuse acceptance of future or undisclosed pets.

Pet deposits are required for each pet including each fish tank over 10 gallons. All pets must be current on vaccinations and rabies shots.

A photo of your pets must be submitted with your initial Application. A \$300.00 pet deposit is collected for the first pet (if pet is over 50lbs. larger pet deposit is required) and \$100.00 for each additional pet.



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