



TEXAS PREMIER REALTY

Rental Application Requirements and Criteria

Texas Premier Realty carefully reviews applications and uses the criteria listed below.

Pets: If a property or apartment community accepts pets, the following may apply: An additional pet security deposit, pet non-refundable fee and pet rent, typically per pet, will be due. Homes typically will allow two pets. A picture of your dog(s) is required at application. **Please remember, not all properties will allow a pet and you should look carefully before choosing your home if you have a pet.

Renter's Insurance: Upon move in, and through the duration of tenancy, all tenants must provide proof of renter's insurance, which includes a minimum of \$100,000 legal liability for damage to the landlord's property, with Owner/Agent named as additional insured. Tenant may purchase required insurance from an insurance agent of their choice.

The tenant screening may consist of, but not limited to the following: credit, criminal, eviction, public records, current and former landlord references, verification of income, other sources and screening reports obtained through an authorized reporting agency. You may request a free credit report within 60 days of adverse action/denial. You have the right to dispute any or all information. Your application will be processed as quickly as possible. We expect it to take approximately 15 minutes to be Deposit Approved, and approximately 24-48 hours to be Fully Approved; however, that is dependent on the receipt of the necessary information from those involved in the process, including you.

Anyone 18 years or older must submit an application (including married couples). Applications submitted without photo ID or payment will not be processed until payment is received. Application Fee's are -\$50/adult & must be submitted through www.txpremierpm.com



In order to qualify, you will need the following:

- A Satisfactory Credit Rating (Social Security card/data must be provided upon request. (TX Premier will not rent to persons existing here illegally) No credit score because of no debt is satisfactory.
- Verifiable Rental History that is Favorable
- Proof of gross income that is 3 X Rent (High debt to income ratios may require more than 3X Rent)
- Valid Government Issued Photo ID
- Clear picture of your dog, if applicable
- Acceptable criminal history is required. No drug related or violent crime felony convictions within the last 10 years will be accepted. Other crimes are reviewed on a case by case basis.

If you have a pet, please make sure you have chosen a home or apartment that will allow a pet, and that your pet is of a qualified breed and size.

FIRST: Submit Application, proof of income & pay the application fee online. It should take approximately 15 minutes to Deposit Approve your application. (Landlord, criminal, income, etc. verification is required for full approval.)

SECOND: When your Application is Deposit Approved, please pay the security deposit and nonrefundable fee (if applies). Please note that the property is not reserved until this deposit to hold has been received.

THIRD: If the home or apartment is "rent ready" – then the rent typically will need to start no later than one week. If the home or apartment is still occupied or is not rent ready, the rent will need to start no later than one week after it becomes "rent ready". Of course you may move in as soon as the home and your lease paperwork are ready and rent will start immediately.

LAST: Make an appointment to review and sign the lease paperwork, pay the first month's rent and other funds due, submit your utility account numbers, proof of renter's insurance, photo ID and collect your keys. Happy Moving Day!