

# Landlord Leasing Criteria

- 1) Each occupant over the age of 18 must submit a separate application and a \$50 non-refundable application fee. Failure to do so will result in delays in processing your application. If multiple applications have been received for the property for which you've applied, we can apply your application fee towards another available property within 90 days of your application date.
- 2) Each applicant must submit a valid SSN and a current government-issued photo ID.
- 3) The credit score of EACH APPLICANT must be at least 650 as provided by Experian Vantage score. If any applicants credit score is below 650, the application will be declined
- 4) The combined income of the applicants must be, at minimum, three times the cost of the monthly rent and verifiable.
- 5) If self-employed, the two most recent complete bank statements and a signed tax return is required.
- 6) An acceptable background history is required. Those with eviction and/or criminal history need not apply.
- 7) Applicant(s) must be able to provide verifiable, positive rental history or mortgage payment history.
- 8) Applicant(s) must be able to provide proof of current employment with most recent paystub(s). Also provide the bank statement with all pages of the account into which payroll is depositing the money.
- 9) Pets are evaluated on a case-by-case basis. There is a refundable pet deposit for each pet. We do not accept cats. Applicant(s) must provide three pictures of each pet (standing, sitting, and head shot), along with current rabies vaccine record. There will also be a \$100 Pet Administration Fee charged at move-in. All pets must be disclosed at the time of application. Additional pets will not be considered at any time after the lease documents are executed.
- 10) All properties are non-smoking. Smoking anywhere on the property can warrant eviction.
- 11) No roommates.
- 12) Lease Administration Fee of \$150 will be charged at move-in.

13) The security deposit must be paid in full one business day after the application has been approved.

14) A Lease Guarantor Agreement from a qualified guarantor may be acceptable under the following conditions. The guarantor must meet all rental-qualifying criteria and should have 700+ credit. Only a 1st relative that lives in the state of Texas may guarantee the lease. Co-signers must complete the guarantor application, pay the application fees, and meet our qualification criteria. Some property owners do not accept a guarantor.

15) Please be aware that while your application is being processed, the property will remain actively listed and other applications will be considered. Approval of your application is not guaranteed until the lease is signed by all parties and security deposit is received by Plat Realty.

Applicant(s) maybe denied for the following reasons, but this list is not exhaustive:

- 1) Incomplete, unverifiable, or falsified information.
- 2) Unsatisfactory credit history. Reports supplied by an applicant, or their agent will not be accepted.
- 3) Eviction, excessive late pays, broken lease agreement, property damages, or balance owed to an owner or property management company.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references. If the address in the driving license is more than 3 years old, you need to provide the rental history up to that address in the driving license.