

Resident/Tenant Selection Criteria – Requirement for Approval

Thank you for your interest in our property. Before you go on to the application, please take a moment to review our tenant selection criteria. Application fees are non-refundable, and we want you to be confident you meet our criteria before completing an application and paying the non-refundable fee. We recommend you visit the property and contact the listing or leasing agent to check availability prior to applying. All properties listed are “AS IS”.

Turnkey PMC LLC, dba EZ Home Rental is licensed in the State of Texas as a Real Estate Brokerage and represents the Owner of the Property and DOES NOT represent the TENANT as agent or fiduciary.

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you.

Resident/Tenant Selection Criteria:

- Anyone eighteen (18) or older residing in the property MUST fill out an application.
- Additional occupants under eighteen must be listed on the application when submitted.
- Applicants must make a verified combined gross income of 3.0x rent and 12 months continuous employment.
 - Gross income requires at least two forms of verification from the following:
 - Pay stubs (2 months of recent pay stubs)
 - Personal bank statements, not business (2 months of recent statements)
 - Tax return for business (Self-employment)– signed and filed (last 2 years)
 - EIN letter for business (Self-employment)
 - Verifiable letter from employer
- No broken leases, eviction, eviction filings, or paid or unpaid lease collections within the last 4 years.
- No sex offenders.
- No violent felonies in the last ten (10) years.
- No fraud, financial, or fraud-related charges of any kind at any time.
- Two years of housing history (if applicable). A mortgage can count as rental history.
- Most properties consider pets individually and require pet fees and monthly rent; there are no up-front deposits. We use a third-party screening service and require everyone to complete a pet profile, a “no pet” profile, or request accommodation for an assistance animal. The third-party screening services may charge up to **\$30** annually for a “PET PROFILE”. Application approval will be contingency of the pet screening recommendation. The following dog breeds (and mixes thereof) are not accepted: Rottweilers, Doberman Pincers, Pit Bulls, Akitas, Chows, Wolfdog hybrids, Mastiffs or other breeds at the homeowner’s discretion. We reserve the right to deny the application based on the size, species, or breed of the pet (please contact our office if unsure).
- We may use Transunion, Equifax, Experian, or Credit Report Services, Inc. and its partners to run credit, criminal, and housing records – no average/blended Resident Score below 550 will be accepted.
- A 500-credit score represents "No score".
 - Resident Scores are blended/averaged, and those below 600 will be charged a Risk Management Fee.

Blended Score	Risk Management Fee
575-599	\$600
550-574	\$1000

- We don’t take co-signers, but Guarantor may be accepted on a case-by-case basis to help with credit or income only – this doesn’t apply to evictions or lease collections.
 - If accepted, a Risk Management Fee will apply.

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- The Guarantor must be able to meet selection criteria on their own.
 - The Guarantor minimum credit score must be 625.
 - The Guarantor must make a minimum gross income of four times rent.
- A \$600 Risk Management Fee is charged whenever a Guarantor is needed, no matter the score.
 - Foreclosure and bankruptcy are subject to denial if current.
 - Proper/valid ID – driver license, state issued I.D. or U. S, passport. All non-US citizens applicants must provide a U.S. Permanent Resident Visa valid through the term of the lease.
 - Evictions and rent collections may be ignored if the full lease amount is paid. This does NOT apply to felony guidelines. Risk Management Fee will be waived.
 - If you are approved, **FULL FIRST MONTH RENT** will be required within 48 hours of the approval email notification to hold the unit for up to 2 weeks after approval.
 - If you are approved, a security deposit equal to **1 month's rent** will be required prior to keys being released.
 - If you are approved, you will be required to pay a one-time administrative fee up to **\$200** to cover costs associated with preparing and processing a lease including verification of information submitted with application and other administrative tasks set forth.
 - Most residents are required to pay a monthly amenity fee of **\$10**, which may cover costs such as tenant portal access, FREE rent payment via ACH, credit reporting, and other related services.
 - Most residents are required to maintain quarterly pest control through the term of the lease.
 - Most residents are required to maintain rental insurance through the term of the lease.
 - Failure to provide accurate information in your application or your provision of information that is unverifiable or if it is determined that false information was purposely provided on an application, Landlord may deny your application. If it is not discovered that false information was provided until after a lease is signed, the lease agreement may be unilaterally terminated by Landlord, at Landlord's discretion.
 - Applications are reviewed on a first come/first-served basis, one person or family at a time and will be considered in the order they are received. If you have any concerns regarding the above-mentioned criteria, please contact our office before applying. Landlord's reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA).
 - Allow 1-3 business days for notification of the status of your application.

We are committed to offering equal housing opportunities. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, source of income, or national origin.

This acknowledgement indicates that you have had the opportunity to review the Landlords' selection criteria. If you don't meet the criteria or give incorrect information, your application could be denied. **APPLICATION FEES ARE NON-REFUNDABLE.**

