TENANT SCREENING CRITERIA

EZ Home Rental is committed to providing fair and equal housing opportunities and to applying its screening standards consistently. Application fees are non-refundable.

Applicants should review these criteria, confirm property availability, and tour the property before applying. Properties are offered "AS IS."

Pursuant to Texas Property Code §92.3515, these Tenant Selection Criteria are provided before an applicant pays an application fee.

INCOME & EMPLOYMENT REQUIREMENTS

- Verified combined gross income of at least 3× the monthly rent.
- Applicants should have 12 months of continuous employment.
- At least two forms of income verification are required: 2 months of recent pay stubs; 2 months of recent personal bank statements; a verifiable employer letter; or, for self-employed applicants, the last 2 years of signed/filed tax returns and an EIN letter.

CREDIT REQUIREMENTS

- Minimum average/blended Resident Score: 550.
- A score of 500 is treated as "No Score."
- Average/blended Resident Scores below 600 are subject to a Risk Management Fee: 575–599 = $600; 550–574 = $1,000.
- Current foreclosure or bankruptcy may be subject to denial.

RENTAL / HOUSING HISTORY REQUIREMENTS

- Two years of housing history, when applicable; mortgage history may count.
- No broken leases, evictions, eviction filings, or paid/unpaid lease collections within the last 4 years.
- Evictions or rent collections may be considered if the full lease amount is paid.

CRIMINAL BACKGROUND CRITERIA

- No registered sex offenders.
- No violent felony convictions within the last 10 years.
- No fraud, financial, or fraud-related charges of any kind at any time.

APPLICANT / OCCUPANT REQUIREMENTS

- Every occupant aged 18 or older must apply; occupants under 18 must be listed.
- Valid government-issued identification is required. Non-U.S. citizen applicants must provide a U.S. Permanent Resident Visa valid through the lease term.

PETS / ANIMALS

- PetScreening is required for all applicants: pet profile, no-pet profile, or assistance-animal accommodation request, as applicable.
- Pets are considered individually and may require pet deposit, pet fees and monthly pet rent.
- Restricted breeds and mixes include Rottweilers, Doberman Pinschers, Pit Bulls, Akitas, Chows, Wolfdog hybrids, Mastiffs, and other breeds restricted by the property owner.
- Approval may depend on the PetScreening recommendation and the animal's size, species, breed, and property-specific restrictions.

GUARANTORS

- Co-signers are not accepted. A guarantor may be considered case-by-case for credit or income only; not for evictions or lease collections.
- Guarantor must independently meet selection criteria, have a minimum 625 credit score, and gross income of at least 4× monthly rent.
- A $600 Risk Management Fee applies whenever a guarantor is required.

OTHER REQUIREMENTS / MOVE-IN

- Upon approval, full first month's rent is due within 48 hours to hold the unit for up to 2 weeks.
- A security deposit equal to one month's rent is due before keys are released.
- One-time administrative fee up to $200; most residents also pay a $10 monthly amenity fee.
- Quarterly pest control and renters' insurance is generally required through the lease term.

APPLICATION PROCESS & FAIR HOUSING

- Applications are reviewed first-come/first-served, one person or family at a time, in the order received.
- Allow approximately 1–3 business days for application status notification.
- EZ Home Rental represents the property owner and does not represent the tenant as agent or fiduciary.
- EZ Home Rental is committed to equal housing opportunity and does not discriminate based on race, color, religion, sex, handicap/disability, familial status, source of income, or national origin.
- False, inaccurate, or unverifiable application information may result in denial or, if discovered after signing, termination at the Landlord's discretion.

APPLICATION FEES ARE NON-REFUNDABLE.