

BEST TEXAS MANAGEMENT, LLC

Leasing Criteria

1. **APPLICATION:** All applicants must be at least 18 years of age (unless a single parent with legal custody of a minor) and must sign the Lease Agreement as a responsible party, not as an occupant. Each applicant must pay a non-refundable application fee of \$45 and fill out a separate application.
2. **INCOME:** Gross income must be at least 3 times the resident paid portion of the market rent amount, not including specials. Co-signer's income must be at least 5 times the amount of the market rent. Section 8 participants are welcomed to apply, if the owner of the property participates in the program.
3. **CRIMINAL HISTORY:** No Felonies, except a DWI that is over 2 years old. No Felonies involving crimes against persons. Any drug convictions over 5 years old and any other convictions will be reviewed on a case-by-case basis by the owner.
4. **RENTAL HISTORY:** Must have at least 12 months of good rental history. No rental history may require paying a higher security deposit. No evictions or broken leases within the past 2 years, unless payments are being made to prior landlord and proof of payments are verified. Evictions or broken leases are handled on a case-by-case basis and may require paying a higher security deposit, prior to moving in. **Any applicant with an eviction or broken lease will not be eligible for any specials, if any are available.**
5. **WORK HISTORY:** Must have at least 12 months of consistent work history.
6. **CREDIT:** Good credit is preferred, but bad credit will be evaluated on a case-by-case basis and may require paying a higher deposit.
7. **FEES & DEPOSITS:** Application Fee = \$45 per application, paid by credit card
Property Deposit = Equal to one month of rent (unless stated otherwise in writing)
Pet Deposit = \$350 per Pet (unless stated otherwise in writing)
Pet Rent = Some properties require a monthly pet rent to be paid, as stated in writing
Pet Fee = \$50 per Pet (One-time, Non-Refundable Fee)
Maintenance Fee = The first \$60 of repairs
8. **OCCUPANCY STANDARDS:** 1 Bedroom = Maximum 2 People
2 Bedroom = Maximum 4 People
3 Bedroom = Maximum 6 People

FALSIFICATION OF APPLICATION WILL RESULT IN IMMEDIATE REJECTION AND/OR EVICTION.

PAYING THE DEPOSIT WILL TEMPORARILY HOLD THE PROPERTY OFF OF THE MARKET. DEPOSIT WILL BE REFUNDED IF APPLICATION IS NOT ACCEPTED. ALL APPLICATION FEES ARE NON-REFUNDABLE. ALL PRO-RATED RENT & FIRST FULL MONTH OF RENT MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER ONLY.

Applicant Signature

Date

Applicant Signature

Date