

Notice of Eligibility Requirements

Must be signed by before application is accepted

Property Address: _____

The Following is written notice of the tenant selection criteria and grounds for which a rental application for this property may be denied:

EACH PERSON OVER 18 YEARS OF AGE MUST SIGN ELIGIBILITY REQUIREMENT & SUBMIT APPLICATION

- **Evictions** – Applicants with an eviction in the past 7 years will not be accepted
- **Landlord Judgements**- Applicants who have judgement from a landlord will not be accepted
- **Income**- Applications must have a combined income of 3x times the amount of the rent
- **Verification of income**- 6 month pay stubs or 2 years taxes, 2 months bank statements if self-employed.
- **Employment**- Minimum employment of one year in the local area (extra security deposit may be required if not)
- **Rental History**- 2 years of good verifiable rental (or home ownership) history.
- **Criminal Background check**- No violent Felony convictions or drug manufacturing in past 5 years
- **Smoking**- Smoking is not allowed on the premises
- **Animals**- All applicants must apply to our Pet screening service cost is \$20 for each pet. Assistance animals or comfort animals once verified are also not charged a pet fee or pet security deposit. One applicant from each household must apply whether you have pets or not.
- **Pets**- all animals considered pets are approved on a case-by-case basis. **No aggressive breeds including but not limited to** American Pit Bull Terrier (aka Pit Bull), German Shepard, Doberman, Chows, Rottweiler or mixed breed dogs considered dangerous. All Pets require a photo for approval. Fish aquariums over 50 gallons are considered pets and subject to deposit and insurance requirements. Small puppies and kittens under 6 months are not allowed. Tenant is responsible for fence maintenance & upkeep of fence to contain their pet.
- **Pet deposits**- \$300 pet deposit is required for first pet and \$200 for second pet.
- **HVAC Fees**- Lease requires the tenant pay for HVAC maintenance program of \$20 this includes air filter delivered to the house monthly which tenant is responsible to change monthly.
- **Pest Control**: Lease requires a Pest control contract for pesticide service. Monthly fee is \$35 and must be paid with rent.
- **Renters insurance**: Applicants are required to maintain renter's insurance with liability of \$300,000. Naming Landlord on the lease and Best Texas Home as additional insured.
- **ID requirements**- Applicants will submit a valid state ID or government issued id with the application
- **Credit Score**- Fico credit score requirement is 600 or above

Applicants Signature