

Rental Criteria & Guidelines

Property Address: 239 County Road 5027, Cleveland Tx

Application Requirements (for Each Occupant Age 18 or Older):

- Completed **TREC Residential Lease Application**.
- Applicant will receive a **RentSpree** link to pay for their **credit, background, and eviction reports**, and upload **proof of income**. (Cost: Approximately **\$50 per person**.)
- Upon acceptance, a **clear electronic copy of a valid Texas Driver's License (TDL)** must be provided.

Tenant Approval Criteria:

- **Income Requirement:** Minimum combined monthly income from all sources must be **at least 3 times the monthly rent**. **Acceptable proof of income includes** Paycheck stubs (last 2 months), Letter from employer (if job transfer; employer will be contacted), Financial statements, Bank statements (last 2 months), Self-employed applicants may be required to provide **tax returns** and **bank statements**
- **Rental History:** No **prior evictions**,
***Letter of reference** from previous landlord preferred.
- **Credit & Financial Criteria:** Minimum **credit score of 625** required. No **bankruptcies within the last 2 years**.

***Letters of explanation** for special circumstances will be considered.

Approval Disclaimer:

- Landlord reserves the right to **Decline an application** or **Request additional deposits** if all criteria are not met or extenuating circumstances exist

Additional Tenant Guidelines:

- **Vehicle Restrictions:** No vehicles over **12,000 lbs** allowed on property without **written consent** from the Landlord.
- **Smoking Policy:** No **smoking** permitted inside the home or garage.
- **Pet Policy:** Pets considered **on a case-by-case basis**, No **aggressive breeds** permitted, Landlord prefers **no pets over 25 lbs**.
- **Insurance Requirement:** Tenant(s) must provide a **copy of renter's insurance policy or binder** at the time of possession.
- **Property Alterations:** Tenant(s) **may not alter, modify, or paint** the home without **written consent** from the Landlord.
- **Maintenance & Inspections:** Landlord reserves the right to **check air filters monthly** with **24-hour notice** to tenant(s).

- **Livestock Interaction: No interaction or contact** with neighboring livestock by tenants, pets, children, or guests. Tenant(s) **assume full responsibility** for any injury caused by livestock interaction.
- **Driveway & Access:** The **shared driveway** may be used occasionally for **access to the red barn and agricultural land** behind the home.
- Landlord will provide **advance notice** when access is needed.
- **Gates and barn access must remain unblocked** at all times.
- **Septic System:** Property is on a **septic system**. Only **toilet paper** may be flushed—no other items permitted.
- **Use of Property:** Any **mixed-use (residential/commercial)** activity must be **approved by the Landlord**.
- Minimum rent for approved mixed-use occupancy is **\$3,000 per month**.

Utility Information

Please note that the tenant is responsible for contacting the appropriate utility providers to establish service and pay any applicable deposits prior to move-in.

Utility Type	Provider Name	Phone Number / Website	Account Number (if applicable)
Water Provider:			
Electricity Provider:			
Internet Provider:			

Acknowledgment & Signatures

By signing below, both parties acknowledge they have reviewed, understand, and agree to comply with the **Rental Criteria and Tenant Guidelines** outlined above.

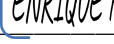
Tenant Name(s):

Tenant Signature(s):

 10/28/25

Date:

    ENRIQUE FUERTE AVILA 10/28/25

Landlord / Agent Name:    10/28/25

Landlord / Agent Signature: 

Date: 10/28/25
