Things needed for a Tenant(s)

(Anyone 18 or older intending to live in the property must provide and comply with all of the following)

Rental Applicants Must Have:

✔️ Earn 3 times the rent in combined monthly household income (Minimum combined household income of $3,000 excluding tips, bonuses, and overtime).
✔️ Have a 520+ credit score or above preferred.
✔️ No Criminal Background (No felonies).
✔️ No Evictions.
✔️ No Felonies.
✔️ No Broken Leases.
✔️ No Rental Collections.
✔️ No Section 8.
✔️ No Smoking.
✔️ Pets are on a CASE-BY-CASE BASIS. Pet deposit will be applied if approved of $250.
✔️ Landlord prefers at least a 12-month lease term.

Applicants Must Provide:

✔️ Color copy of VALID Driver's License / I.D
✔️ Copy of Social Security Card
✔️ 2 months' most recent pay stubs and 2 months of bank statements together as proof of income (Paystubs must match deposits on bank statements).
- If Self Employed - Provide 2 most recent tax returns
✔️ TXR-2003 with **ALL** fields completed and **LEGIBLE**!! **(Incomplete apps will not be processed. Please ensure you are using the most recent form.)**
✔️ If applicable, picture and full vaccine records of each pet.

Important Information From Landlord:

✔️ Security deposit is equal to 1st month's rent ($3,000, must be turned in as certified funds/landlord's preferred method option **within 24 hours after execution of lease**).
✔️ 1st month's rent must be **paid at least 48 hours** before the move-in date (Funds must be in **CERTIFIED FUNDS - Cashier's Check** and made payable to "RE/MAX Universal" and must be dropped off at our Kingwood office).
✔️ Tenants must obtain renters' insurance (Minimum coverage of $100,000, must provide **proof at least 48 hours** before move-in date)

ONCE APPLICANT(S) PASSES LANDLORD'S PRE-SCREENING, they will be sent a link to pay for background/credit check (app fee is $50 for each applicant and it's NONREFUNDABLE!).

MATTHEW GUZMAN TEAM

RE/MAX Universal