

DUNLAVY TOWNHOMES LLC
FAIRMONT MUSEUM DISTRICT
4310 DUNLAVY STREET HOUSTON, TEXAS 77006

QUALIFICATION ACKNOWLEDGMENT

The following are a list of guidelines to be used to qualify applicants for residency in our community. Additionally, our ability to verify these requirements have been met is limited to the information from various resident credit reporting agencies.

FAIR HOUSING STATEMENT

The Fairmont, its owners and all managing agents are committed to compliance with all state, federal and local fair housing laws. It is our policy to comply with all laws prohibiting discrimination based on race, color, national origin, religion, sex, sexual orientation, familial status, or handicap.

INCOME/EMPLOYMENT

All individuals applying must have a verifiable source of income in a gross amount, no less than 3 times the amount of the market rent. Acceptable forms of income include the following:

- Pay statements or pay stubs reflecting the past 2 month's pay and YTD earnings
- Verifiable formal letter of new employment outlining terms and salary
- Self-employed applicants must provide tax return transcripts from the IRS. Current banking statements showing funds available equal to 3 times the rent multiplied by the term of the contract may also be requested.

RENTAL HISTORY

A minimum of 12 months of satisfactory rental history will be required. History must be verifiable through an established management company. If the lease was through a private individual, payments can only be verified with copies of cancelled checks (front and back). Negative rental history or evictions would be cause for denial.

CREDIT

An established satisfactory credit history is required. A Fico score of no less than 700 will be required. Credit scores between 660-699 may be considered with an additional deposit up to 1 month's rent. Bankruptcies, foreclosures, lack of established credit or 50% negative credit may be cause for denial.

GUARANTORS

All guarantors must have a verifiable source of income in an amount of no less than five (5) times the market rental rate. If a guarantor is needed, they must meet the entire qualifying criteria as presented on this document and reside in the United States. A guarantor may be accepted for lack of rental history, lack of credit, or lack of income. The guarantor must pay an application processing fee, be listed as a lease holder, and sign the lease contract.

CRIMINAL HISTORY

Any applicant or adult who has received deferred adjudication for a felony will be denied. The following misdemeanor offenses would be grounds for denial.

- Offenses against a person, family member, arson, property damage or destruction, robbery, burglary, theft, or weapons.
- Offenses requiring a person to register as a sex offender.
- Class A misdemeanors involving controlled substances.

PETS

The following breeds are restricted from this community. (Pit Bull Terriers/Staffordshire, German Shepherds, Rottweilers, Doberman Pinschers, Chows, Presa Canarios, Akitas, Alaskan Malamutes and Wolf-Hybrids). Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information.

By submitting this application, I agree that I have had the opportunity to review the rental criteria on which my application will be evaluated.



August 25, 2026