

Landlord's Requirements & Criteria:

Property Address: 1019 Sugar Mountain Ct, Sugar Land, TX 77498

Lease Terms & Financials:

- **Monthly Rent:** \$2,300
- **Security Deposit:** \$2,300
- **Pet Deposit:** \$600 Total (\$300 refundable / \$300 non-refundable)
- **Application Fee:** \$50 per applicant (18+)
- **Lease Term:** 12 or 24 months

Showing Requirements:

- Clients must view the property in person prior to submitting an application.
- Agents must accompany their clients during all showings.

Tenant Qualification Criteria:

- **Occupants:** All occupants 18 years and older residing at the property must submit an application and pass a background/credit check.
- **Credit Score:** Minimum 640+.
- **Income Requirement:** Minimum 2.5x the monthly rent.
- **Proof of Income:** Four (4) most recent pay stubs required. (If self-employed, submit 6 months of deposit records or the last 2 months of full bank statements).
- **Pets:** Considered case-by-case upon approval. A photo of the pet is required.
- **Disqualifying Criteria:** No broken leases, evictions, or criminal records.
- **Section 8:** The landlord is not accepting Section 8 housing vouchers at this time.

Application Process:

1. **Submit Application & Payment:** Apply online via RentSpree (\$50 fee per applicant 18+):
<https://apply.link/maMMAgc>
2. **Upload Required Documents:**
 - **Proof of Income:** 4 most recent pay stubs (or self-employment bank statements).
 - **Proof of ID:** Copy of Driver's License and Social Security Card.
 - **Pet Photo:** Required if applying with a pet.
3. **Landlord Decision:** Landlord decisions will be communicated within three (3) business days or sooner.

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