

Tenant Criteria

Review Tenant Criteria BEFORE sending any application

- 1) Tenant to verify school info, room dimensions independently
- 2) Tenant Criteria
 - a. good credit fico 680 with no collection activity in the last 18 months,
 - b. 2 years verifiable rental history or home ownership,
 - c. Verifiable job history over last 2 yrs,
 - d. no violent or felony criminal history, foreclosures, bankruptcy, eviction, rental issues
 - e. 3 x the rent in income.
 - f. Applicants 18+ must submit fully completed TXR applications, with a color copy of driver's license or ID, through online platform
- 3) Provide 2 months paystubs and employer information for verification, and 2 months bank statements showing income deposit
- 4) screening link will be sent to tenants to do screening through online platform like MySmartMove.com or rentsfree.com – each adult over 18 to submit screening, fees pay directly to vendors
- 5) Upon approval, first month rent and deposit(s) required in certified fund (like cashier check or money order or electronic transfer through Zelle or Wire to the landlord directly.
- 6) Additional deposit will be required depends on overall qualification