



TENANT SELECTION CRITERIA APPLICANT REQUIREMENTS

Property: 1805 JASMINE HOLLOW LN

READ

Incomplete application will NOT be processed and failure to provide accurate information will result in automatic denial.

Any persons eighteen (18) years of age or older is required to complete an application and submit a **\$50 non-refundable application fee.**

This form **MUST be signed** and included with the completed application before ANY processing will begin. Application fee must be paid BEFORE the **screening process** will be completed via RentSpree

RENTSPREE APPLICATION LINK: TBD

TENANT SELECTION CRITERIA

- 1. Credit: 640+ FICO Score**
 - Below 600 FICO – will be considered on case-by-case basis w/ 2X Deposit
 - A copy of a current credit karma report can be sent for initial review
 - No Broken Leases or Evictions
 - Medical collections are OK
- 2. Rental History:** Excellent rental history will be highly considered / Agents Use TXR2214
- 3. Income: 3X Times the Rent**

Monthly gross income should be at least 3 times the monthly rent amount
- 4. W2 Employment:** 1-3 Years verifiable employment history no large gaps and may require W2's and last 2 year tax returns
- 5. Self Employment:** Entrepreneurs, retired or disability
 - Last 2 Year Tax Returns
 - 3 months Business Account bank statements
 - DBA or Incorporation Document
 - SSI Award Letter
 - 401K Pension Disbursement Statement



6. **Occupancy:** Total number of tenants and occupants may not exceed two (2) persons per bedroom.
7. **Pets:** Case by Case Basis / **Smoking:** NO SMOKING
8. **Criminal History:** Criminal history will be checked, so it is in the applicant's best interest to be forthcoming on the application. No Felony convictions - some misdemeanors may be considered
9. **Face-to-Face in person interview required**
10. Absolutely No AIRBNB / VRBO

Applicants will be denied for the following or similar reasons: False, inaccurate, or incomplete applications; Evictions; judgments related to rental residency; defaults on utility bills; tax liens; unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database.

Applicants may be denied or required to pay additional deposit for the following or similar reasons: Insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores under 600 or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

3) **Residency:** We require verifiable residence history for at least two (2) years whether you currently own or rent. If currently renting, please provide phone numbers and email addresses of landlord for verification purposes. A good landlord recommendation will be highly considered.

ACCEPTANCE AND MOVE-IN PROCEDURES

- 1) After application fees are paid, allow 2-3 days or less to process application. You will be notified ASAP if approved or denied.
- 2) An accepted applicant will be sent the Lease via Electronic Signature (eSign)
- 3) Once an application has been accepted and lease signed, the Applicant has until 5:00P.M. the **NEXT BUSINESS day** to deposit funds to landlord account for security deposit or Zelle. This payment can be by Cashiers Check or Zelle
 - Security Deposit in Landlord Name
 - 2) First Month's Rent to Broker: HomeSmart. Cash will not be accepted for any reason. Once the deposit is received, property will change to pending status and will not process any further applications.
 - **Note: Some Banks have daily Zelle amount limits – check your bank**



Lease drafted by listing agent, and have a short in person meeting (approximately 30 minutes)
Each applicant will be REQUIRED to provide copies of positive identification (at least one with a photo) such as Driver's License, Social Security card, etc.
THE FIRST MONTH'S RENT WILL BE COLLECTED AT THIS MEETING.

- All Utilities must be turn on in tenants name within 3 days of Move-In
- Move-In Condition Form Must be Return in person or scanned in 7 days after move-in
- Tenant must Read, Agree & Sign "Tenant Statement of Responsibilities"

I have read and fully understand the above tenant application, selection criteria, and requirements.

Tenant Signature / Date

Tenant Signature / Date

Landlord / John Kosolcharoen

Landlord / Julia Kosolcharoen

Property Manager / Diantha Jameson