FOR RENTAL APPLICANTS

Tenant Selection Criteria

Thank you for your interest in a One Porch home. Every application is reviewed against the same standards below so the process is clear and fair for everyone. If you don't meet a minimum requirement, please contact us before applying so we can talk through your situation.

WHO MUST APPLY

Anyone eighteen (18) or older who will live at the property must complete an application, submit a copy of a photo ID, and pay a **$60 non-refundable application fee** per applicant. Each owner we represent may set slightly different standards, but our normal acceptable applicant meets the requirements below.

1. **Income**
   The gross monthly income of all tenants combined should be at least three (3) times the monthly rent.

2. **Employment**
   Verifiable employment history for at least the past two (2) years, in the form of W-2s, bank statements, paycheck stubs, or similar proof of your ability to pay the monthly rent. Self-employed applicants may provide signed tax returns (two years minimum). Military applicants should provide a current LES.

3. **Residency**
   Verifiable residence history for at least the past two (2) years, whether you currently own or rent.

4. **Credit History**
   We will obtain a copy of your credit report through secured third-party vendors. Reports supplied by the applicant cannot be accepted.

5. **Criminal and Sex Offender Database History**
   We will check for inclusion in these databases.

6. **Pets**
   Pet policies and deposits vary from home to home, so please contact us for the policy on a specific home. Most homes limit the number, breed, and size of pets. None of our homes permit dog types that may have violent tendencies, including but not limited to Pit Bulls, Staffordshire Terriers, Dobermans, Rottweilers, Chows, or any similar or mixed breed.

7. **Applicants will be denied for the following or similar reasons**
   False, inaccurate, or incomplete applications; evictions; judgments related to rental residency; tax liens; unpaid child support; felony convictions with release from prison or jail less than five (5) years ago; multiple felonies; physical or violent crimes; domestic violence; sex offenses; and/or appearance on any sex offender database.

8. **Applicants may be denied, or asked to pay an additional deposit, for the following or similar reasons**
   Insufficient verifiable income, excessive late or NSF rental payments, broken leases, property damage, unpaid rent, excessive credit collection balances, and similar history.

One Porch Property Management
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HOUSTON 920 South Fry Road, Katy, TX 77450

1 How to Apply

- Apply online at **www.oneporch.com/properties**. Each person 18 or older who will live in the home submits their own application and pays the **$60.00 application fee** through the online application portal.
- Complete every blank: rental amount, security deposit, property address, and a **specific move-in date**.
- Attach proof of stated income for the past two years (year-to-date check stubs are sufficient). If self-employed, submit tax returns.
- Combined gross monthly income must be at least three (3) times the monthly rent.
- Provide written rental verification from your landlords for the past two years with a good reference.
- Credit scores must be at least 700 for all applicants; however, we work with marginal credit in many cases. If scores are lower, we may defer to the property owner.
- **Any false information on the application is cause for automatic rejection.**
- **Criminal convictions above a Class "C" misdemeanor are an automatic rejection.**

If any of the guidelines above are not met, we may elect to defer the final decision to the property owner.

2 Acceptance and Move-In

- We can normally verify an application and present it to the owner for a decision within **48 to 72 business hours** of receiving all paperwork, completed verifications, and the paid application fee.
- Once accepted, the applicant has **24 hours** to deliver the executed lease and the deposit to the One Porch office. The deposit must be a **cashier's check payable to One Porch Realty**. Cash is not accepted. The property is removed from the market only once both have been received.
- The lease we provide is **not to be changed or altered** in any way. Any submitted changes or altered tenant-signed lease will be voided.

Fees at a Glance

Application Fee	$60 per adult (18+) residing in the home, non-refundable
Admin Fee	$150, one time, collected at lease signing
Pets (if allowed)	$500 deposit per pet, $250 of it refundable. Restricted breeds apply.
Resident Benefits Package	All residents are enrolled at $29.99 per month. Includes HVAC filter delivery every 90 days, general liability protection, utility concierge services, and more. Ask your agent or our office for details.

ACKNOWLEDGMENT

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

APPLICANT SIGNATURE _____ PRINTED NAME _____ DATE _____