



# Brazos Residential Management

## Rental Criteria

Welcome to our Brazos Residential Management Community! We are excited that you are interested in calling one of our communities home! To help you in making your decision to lease, we have listed below our criteria for qualifying as a resident with us.

All person(s) 18 years of age or older must complete a separate Rental Application. For each rental application completed, a non-refundable application fee will be assessed as per the below. All person(s) who will be occupying the apartment must be listed on the lease agreement. All person(s) 18 years of age and older will be made a party to the Lease Agreement and listed as a Lease Holder on the lease agreement. Once the rental application, non-refundable fees and application deposit are collected, our team will begin the verification process to determine eligibility.

**Income** – Monthly combined income for all applicants must be two and a half times (2.5) the monthly rent. Income includes all verifiable sources to include, but may not be limited to employment, retirement, court-ordered child support, alimony, severance, and social security. Verification of income is required in the form of three (3) most recent, consecutive paycheck stubs, three (3) most recent bank statements showing recurring payroll, child support or social security deposits, or prior year's tax return and bank statements (the most recent three (3) months of personal or corporate bank accounts). An offer letter or income verification from the applicant(s) employer, however, must be current or for a job starting within 30 days of application, on company letterhead and signed by the appropriate company representative with contact information. **Non-Verifiable Monthly or Yearly Income** – Applicants unable to verify the income needed to qualify, must have a qualified Guarantor (see Guarantor details below) or pay for the lease in its entirety up front and in full.

**Lease Guarantor** – A lease guarantor may be used under the following conditions:

- Your monthly verifiable income is less than 2.5 times the monthly rent amount.
- The guarantor has verifiable monthly income which equals 5 times the monthly rent amount.
- You have a familial relationship with the guarantor such as a parent or relative.
- The guarantor meets our credit and criminal history requirements.

A guarantor may not be used if you are declined due to unacceptable rental or criminal history or falsification of the application by any applicant(s). A guarantor also may not be used if the guarantor has landlord debts, evictions, rental judgements, or foreclosures paid or unpaid.

**Rental History** – Your application may be denied if past rental history includes lease violations, late payments of rent, multiple returned checks or electronic payments, non-payment of rent, current landlord disputes or court proceedings, etc. Eviction and/or skips within the last two years will result in denial of the rental application. As well, landlord debts at \$500 or more and negative past rental histories will result in a declined application.

**Employment History** – Applicants must demonstrate a stable employment history for at least the past six (6) months. Proof of employment will be required and may include recent pay stubs, a letter from the employer, or other verifiable documentation. Self-employed applicants may provide tax returns, bank statements, or other relevant records to confirm income stability.

Applicants who recently started a new job may be considered if they provide a signed offer letter or other documentation verifying their employment status and anticipated income. Exceptions may be made at management's discretion for applicants with strong financial reserves or other compensating factors.



## Brazos Residential Management

**Credit History** – All applicant(s) credit history will be subject to an assessment. Bankruptcy must be closed for a full 12 months. Applicant(s) with minimal or no credit history may be required to pay an additional deposit more than the standard amount or alternatively, the lease may be signed with a qualified guarantor.

**Criminal History** – We will check local and national criminal databases for all applicant(s) 18 years of age and older. Criminal history which indicates that an applicant's tenancy would constitute a direct threat to the health or safety of other individuals within our community or whose tenancy could result in substantial physical damage to the property of the owner or others may result in rejection of the application. Failure to disclose any criminal history may be grounds for denial of an application.

### Felony Offenses

- Manufacture or distribution of a controlled substance – 10 years from last disposition date.
- Sexual offenses – No time limit
- Crimes against children – No time limit.
- Crime or injury to persons – No time limit.
- Violence against persons – No time limit.
- Cruelty to Animals – 7 years from last disposition date.
- Weapons – 10 years from last disposition date.
- Prostitution – 10 years from last disposition date.
- Damage/Arson/Theft/Robbery of Property – 10 years from last disposition date.

### Misdemeanor Offenses

- Sexual offenses – 7 years from last disposition date.
- Crime or Injury to person(s) – 7 years from last disposition date.
- Violence against person(s) – 7 years from last disposition date.
- Cruelty to Animals – 5 years from last disposition date.
- Prostitution – 7 years from last distribution date.
- Weapons – 7 years from last distribution date.
- Damage/Arson/Theft/Robbery of Property – 7 years from last disposition date.

**Animal/Pet Policy** – While we welcome all animals to our communities, certain dog breeds are restricted due to insurance requirements and property policies. Please note, we do require pet owners to submit a Pet Screening Application for each pet via our partner **PetScreening**. Animal Screening will require you to provide names, photos, vaccinations, and if applicable, microchip information. Animal Screenings are \$20 for the 1<sup>st</sup> animal and \$15 for an additional animal and paid to PetScreening, our 3<sup>rd</sup> party partner. Excluding approved Emotional & Support Animals, our community does have an aggressive breed restriction policy and a limit of two (2) animals per apartment. The following breeds or partial breeds are prohibited: Pit Bull Breeds (American Pit Bull, Staffordshire Terrier, etc.), Rottweilers, Akitas, Mastiffs, Alaskan Malamute, Doberman Pinschers, German Shepards, Siberian Huskies, Chow Chows, Wolf Hybrid, Great Dane, Presa Canario, Cane Corso, Bullmastiff/Mastiff Breeds, and any other breed restrictions the city may have in place. This policy is not meant to reflect on individual pets but rather adheres to industry standards and liability considerations.

All pets are subject to approval, and additional fees, deposits, or pet rent may apply. Please contact us directly with any questions regarding pet policies or specific breeds.

**Emotional & Support Animals** are not considered pets and are allowed to reasonably accommodate a lease holder or occupant. Further verification must be submitted via our animal screening application, however there is no fee



## Brazos Residential Management

for processing the application. As a part of the application process, PetScreening will ask that you provide a signed copy of the letter indicating your need for an emotional or support animal as allowed and/or applicable.

**False Information** – Giving false information or omitting information on the rental application disqualifies the applicant(s). The application and non-refundable administrative fees will be forfeited by the applicant(s) if false information is provided. Application deposits will not be refundable as it will be applied to liquidated damages as we removed the unit you secured off the market.

**Application Fee(s)** – An application fee of \$50 will be required for each applicant(s). Application fee(s) are due at the time the Rental Application is submitted and are nonrefundable. We do not process any applications for rental without the nonrefundable application fee.

**Non-Refundable Administrative Fee** – A nonrefundable administrative fee of \$150 per apartment is due at the time the Rental Application is submitted. This nonrefundable administrative fee covers the costs we incur when performing our due diligence on your rental application.

**Application Deposit** – An application deposit will be required at the time the rental application is submitted for us to take the apartment of your choice off the market until we complete our application due diligence. Once the application(s) has been approved, the 'Application Deposit' then becomes a 'Security Deposit'.

We are an equal housing opportunity provider. We do not discriminate based on race, color, sex, national origin, familial status, sexual orientation, gender identity, physical or mental disability, or religion.

**I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL CRITERIA, I FAIL TO ANSWER ANY QUESTIONS OR GIVE FALSE INFORMATION, THE PROPERTY MAY REJECT MY APPLICATION, RETAIN ALL APPLICATION FEES, ADMINISTRATIVE FEES, AND MY APPLICATION DEPOSIT AS LIQUIDATED DAMAGES FOR ITS TIME AND EXPES, AND TERMINATE MY RIGHTS TO OCCUPANCY.**

---

Applicant Signature

---

Date

---

Applicant Signature

---

Date