

# Rental Criteria for Tenancy

## Rental Criteria

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria please apply – because we would be happy to rent to you.

We live in SATX and love it. We want a tenant who: 1) loves the home and treats it well, 2) is a great neighbor to all and 3) upholds their end of the agreement. We follow State and City Rental Housing Codes and encourage communication. We are members in good standing in our community and have great landlord references.

Please feel free to ask if you have any questions or concerns about our criteria or the application!

- 1) A completed and signed application which includes all proposed occupants over the age of 18 must be submitted. Incomplete, incorrect or misinformation may disqualify you as a prospective tenant.
- 2) You must provide government issued photo I.D. A U.S. driver's license, U.S. issued ID card, U.S. Passport, U.S. Green Card. (US Military ID cards are not acceptable as it is prohibited to duplicate them.)
- 3) You must have a Social Security Card.
- 4) Proof of Income. We require monthly income of 2.5 times the amount of the monthly rent. Income can be verified through pay stubs, employer contact, or tax records. All other income, including self-employment can be verified through tax records. For self-employed or 1099 applicants, your last two years of tax returns are sufficient.
- 5) You must have a credit report that demonstrates a history of paying financial obligations in a timely fashion.
- 6) You must be able to have your own account with the utility companies. Tenants are responsible to pay utilities.
- 7) You must have no records of eviction.
- 8) We require favorable responses from references and/or previous landlords.
- 9) Rental history must be verifiable from unbiased sources. If you're related by blood or marriage to one of the previous landlords listed, or your rental history does not include at least two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement. Qualified co-signers must meet all screening criteria plus make three times the amount of rent.
- 10) You will be denied if you have a conviction for any type of crime that would be considered a threat to real property or the ability of other residents in the neighborhood to peacefully enjoy the premises.
- 11) Before occupying, the first month's rent, security deposit, non-refundable or other fees is required by electronic transfer via Zelle, Plaid, or cash when signing a rental contract.
- 12) We will accept the first qualified applicant.
- 13) Please note that our property is smoke-free. If you are our tenant, you must smoke outdoors.
- 14) No pets unless agreed upon and specified in an executed Pet Addendum.
- 15) Before taking possession, tenant must obtain renter's liability insurance which names the landlord as an interested party and at minimum, covers damage to property per occurrence limits of not less than \$35,000.

Please be sure the following accompany your rental application:

- 1) Picture I.D. (see #2 above)
- 2) Social Security Card
- 3) Proof of Income
- 4) Credit Report: You're entitled to one free copy of your credit report every 12 months from each of the three nationwide credit reporting companies. Order online from <http://annualcreditreport.com>, the only authorized website for free credit reports, or call 1-877-322-8228. You will need to provide your name, address, social security number, and date of birth to verify your identity.

For information regarding code violations, discrimination cases and registering to vote, please visit:

<https://guides.sll.texas.gov/landlord-tenant-law>.

### STOP

If you do not meet the criteria above your application will not be accepted or considered.

Thank you for your consideration!

Reuben & Libeti Omelanchuk