

# Welcome to Your Future Home!

Thank you for your interest in leasing our property.

Cypress Manor is a community of rental homes where we welcome residents who are respectful to their neighbors including the plants & animals that abound in our community. The small community is especially designed for fitness enthusiasts who want to enjoy the amenities within and around Cypress Manor homes.

Below are the leasing requirements and other essential details to help you start the application process.

## Lease Terms & Requirements

### Income Requirements

Applicant(s) must provide proof of income demonstrating household income of at least **three times the monthly rent**.

### Background Checks

**Evictions:** No prior evictions or broken leases on record.

**Criminal Record:** No felony convictions in the last **10 years**.

### Lease Term

**Minimum lease term:** 13 months.

### Security Deposit

**Deposit Amount:** Equal to one month's rent, due at the time of lease signing.

Refundable based on adherence to lease terms and property condition upon move-out.

### Pet Policy

**Allowed:** 1 pet under 50 lbs.

**Pet Deposit:** \$500 (non-refundable).

Aggressive breeds are not permitted (e.g., Pit Bulls, Rottweilers, etc.).

Pet must be trained, vaccinated & meet property and community guidelines.

### Additional Application Requirements

**Application Fee:**

Non-refundable application fee of \$35 per applicant (18 years and older).

**Identification:**

Government-issued photo ID required for all applicants.

**Rental History Verification:**

Positive rental history with references from prior landlords.

**Credit Check:**

Satisfactory credit report required.

Co-signers may be considered if credit requirements are not met.

**Occupancy Limit:**

Maximum of 2 persons per bedroom in accordance with Texas housing regulations.

## **Tenant Responsibilities**

**Utilities:** Tenant is responsible for all utilities, including electricity, water, gas, and trash removal.

**Renter's Insurance:** Required before move-in. Proof must be submitted, with a minimum of \$100,000 in liability coverage.

**Maintenance:** Tenant must maintain the premises in a clean and habitable condition and promptly report any maintenance issues.

## **Move-In Process**

- ☐ Complete and submit the application with the application fee along with all required documents.
- ☐ Upon approval Pay the security deposit to lock in the unit
- ☐ Sign the lease and provide proof of renter's insurance.
- ☐ Pay the first month's rent before move in.

**Other items:**

**Late Fees:** Rent is due on the 1st of the month. Late fees may be assessed starting on the 4th day of the month, per Texas Property Code.

**Repairs:** Non-emergency repairs must be reported in writing. Landlord will address requests within a reasonable time, in compliance with Texas Property Code.

**Termination Notice:** At least 30 days' written notice is required for lease termination or renewal discussions.

We look forward to welcoming you to our community! Please contact us for any questions or assistance with the application process.

Contact Information:

Texas Property Care, Property Management

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