

Welcome to Your Future Home at Cypress Luxury Living!

A COMMUNITY IN THE HEART
OF CYPRESS

Thank you for your interest in leasing at Cypress Luxury living—an exclusive rental home community thoughtfully designed for modern living and wellness. Set within a serene pollinator reserve, this beautiful development offers residents peaceful surroundings, upscale finishes, and access to health-focused amenities.

Below are the leasing requirements and important details to help guide you through the application process.

Lease Terms & Requirements

Income Requirements

- Applicants must show proof of household income equal to at **least 3x the monthly rent**.

Background Checks

- Evictions:** No prior evictions within the past 5 years or broken leases.
- Criminal History:** No felony convictions in the **past 10 years**.

Lease Term

- Minimum lease term: **13 months. Higher lease terms available upon request.**

Security Deposit

- Equal to **one month's rent**, due at lease signing.
- Refundable upon move-out based on lease compliance and property condition.

Pet Policy

- Allowed: 2 pets.
- Pet Rent: \$25 a month up to 50lb
\$50 a month over 50lb.
- Pet Fee: \$250 (non-refundable).
- Aggressive breeds are not permitted (e.g., Pit Bulls, Rottweilers).
- Pets must be trained, vaccinated, and meet community guidelines.

Application Fee

- \$50 per applicant (non-refundable, ages 18+)

Additional Application Requirements

Identification

- US Government-issued photo ID required for all applicants.

Rental History Verification

- Positive rental history with references from prior landlords.

Credit Check

- Satisfactory credit required. Co-signers may be considered if criteria are not met.

Occupancy Limit

- Max 2 persons per bedroom**, per Texas housing regulations.

Tenant Responsibilities

- Utilities: Tenant pays all utilities (electricity & water).
- Amenity Fee: \$175
- Renter's Insurance: Required before move-in with proof of at least **\$100,000 in liability coverage**.
- Maintenance: Tenant must maintain a clean and habitable space and report maintenance issues promptly.

Move-In Process

- Submit the completed application with required documents and fee.
- Upon approval, pay the security deposit to reserve your unit.
- Sign the lease and submit proof of renter's insurance.
- Pay the first month's rent prior to move-in.

Other Important Info

Rent & Late Fees

- Rent is due on the 1st of each month.
- Late fees may apply starting the 4th day of the month per Texas Property Code.

Repairs

- Non-emergency repairs must be submitted in writing.
- Landlord will respond in a timely manner per Texas Property Code.

Termination Notice

- A minimum of 60 days written notice is required for lease termination or renewal decisions.