

Lease Qualifications
TRT Realty
430 E. Center St, Duncanville, TX 75116

TRT Realty operates in compliance with the Fair Housing Act. The act prohibits discrimination in housing based on race, color, religion, sex, national origin, handicap or family status. Notification of the requirements below prior to an application are now required by law in order for TRT Realty to retain the application fee whether the applicant(s) qualifies or not.

Incomplete applications will not be processed. A complete application consists of:

- Application – all fields need to be completed, or marked with an N/A
- Application fee – \$40/adult
- Copy of Driver’s License or ID card
- Copy of SS card
- Proof of income

- **Cost:** A Rental Application must be filled out by every adult (18 years or older) who will occupy the rental dwelling and an investigation will be conducted on criminal background, employment, credit and rental history. **Application fee is \$40/adult.** All adult occupants must sign and be legally responsible for the lease.

- **Identification:** Photocopy of government issued identification must be submitted with each application.

- **Employment:** Applicants should show stable employment.

- **Income:** Total monthly net income (take home pay) for the applicants must be at least three (3) times the rent amount. No more than two incomes may be combined to qualify. Proof of income must be submitted with each application – minimum of two months of pay stubs.

- **Self Employed, Retired or Not Employed:** If self-employed, retired or non-employed, the applicant must provide photocopies of tax returns from the previous year, financial statements from a certified public accountant or photocopies of the three most recent bank statements showing proof of ability to pay rent for the term of the lease.

- **Deposit:** Deposit must be paid in full and the lease signed before any dwelling unit will be held for occupancy.

- **Credit:** A credit report will be conducted on each applicant. Unpaid rental related debt is grounds for denial. Excessive late payments and/or defaults are reason for denial but may be offset by the payment of an additional security deposit.
- **Rental History:** Prospective tenants must have lived for a minimum of six (6) months at their present verifiable residence. Prospective tenants must have confirmable residency for a minimum of the past twenty-four (24) months. Previous payment history will be reviewed and negative rental history may be cause for denial. Negative rental history is described as but not limited to the following: any damages owed, rental related debt as described above, and/or evictions filed within the past sixty (60) months.
- **Checks:** A negative check writing history may result in applicant being required to pay rent by certified funds.
- **Number of Occupants allowed:** Up to two per bedroom.
- **Criminal History:** A criminal history check will be performed & may result in denial of application if sufficient risk is revealed regarding potential danger to the unit, the occupants or neighbors.
- **Pets:** Pets are allowed subject to the discretion of the property owner. Individual and pet deposits vary depending on property. A Pet Agreement must be executed before any pet is permitted.
- **Failure to Provide Complete & Accurate Information:** Failure to provide complete, accurate & verifiable information may be cause for denial.
- **All information obtained while processing application(s), including but not limited to, credit report, lease history, and background checks is the sole property of TRT Realty and will not be released to any third party, including the applicant(s), unless required by law.**

All move-in monies must be paid by certified funds or cash. Exceptions to above requirements may be made by TRT Realty in consultation with the Landlord.