

RENTAL APPLICANT CRITERIA

Thank you for your interest in the apartment at 2030 Portsmouth Street! Before you decide to apply for the apartment, please review the criteria listed below. [This page outlines the requirements that you must meet to be eligible for consideration.](#)

- THERE IS AN APPLICATION FEE. THIS APPLICATION FEE IS NON-REFUNDABLE AND COSTS APPROXIMATELY \$41. This fee is required to run criminal, eviction and credit background checks. If interested in applying, please contact Cliff at 832-326-2456 or info@SRCPropertiesLLC.com, and provide your full name, email, and phone number. I use a secure application and screening service through <https://www.myrental.com/> and will follow up by sending a link to you for applying.
- **Leasing requirements are as follows:**
 - **Credit rating of good or better (generally around a 650 FICO score or better).**
 - **Applicants with fair credit may still be considered based on several factors (income/debt, past due payments, etc....). Applicants that have a poor credit history will not be considered.**
 - **Minimum gross income of three times the monthly rent amount.**
 - **Please keep in mind that these credit and income requirements are general guidelines. *If your credit and income are close but one is slightly under these requirements, you may still be considered for the apartment. For example, someone with an excellent credit score but a slightly lesser income, or someone with a slightly lower credit score but higher income, may still be considered at the discretion of the owner. A final leasing decision will depend on the overall credit, income, and rental history of the applicant.***
 - **Any history of evictions or criminal activity will disqualify any applicant.**
 - **All applicants will be required to submit proof of identity in the form of a state or government issued ID. If you are applying online, a government issued ID must be uploaded as part of the application and must be presented in person prior to taking possession of the apartment. This is to ensure that the applicant applying is the same person as the person residing in the apartment.**
 - **All applicants will be required to submit proof of income (W-2, recent paystubs, tax returns, etc..) and this must be uploaded as part of the application process.**
 - **All applicants must provide references and give permission to prior landlords to discuss rental history.**
 - **Applicants that do not meet the credit and income guidelines may still be considered and eligible with a guarantor for the lease term. This guarantor would have to successfully complete our background checks with the same requirements and sign as guarantor for the lease term.**
- Since these units are one-bedroom apartments, in no case with the unit be rented to more than two people. If the unit is rented to two people, both individuals must apply and pass the required background checks. As such, each person would have to pay the application fee to run a separate screening check, and both individuals must sign the lease agreement as jointly responsible for all terms of the lease agreement.
- Initial funds required to secure the lease will be the first full months' rent and security deposit (security deposit is equal to rent amount). This initial payment must be made via a cashier's check. After taking possession of the apartment, rent payment is allowed through bank transfer and/or a secure rent payment service setup by the landlord.
- At the discretion of the owner, one small pet is allowed, but this would require an additional monthly rent of \$25/month and an additional security deposit (refundable on move-out) of \$250. This deposit would also be due at lease signing.

Thank you for your interest in applying. Please note that I will accept the first qualified applicant that meets the criteria outlined above.

Regards,
SRC Properties, LLC