

Rental Qualifications

When applying to rent a property, there are certain guidelines most landlords will look at. However, every landlord is different but these are general guidelines in which many landlords may base their decision.

Whether you are applying for a property Leasing Texas manages or applying for a property managed by someone else but a Leasing Texas agent is helping you, please have the following information ready to fill out completely on your rental application.

1. Rental History:

Two years of residency history must be provided in order to process your application. If you rented, Landlord contact information must be filled out.

2. Employment History:

Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have employment history, please provide proof of income via bank statements, retirement or social security statements.

3. Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

4. Deposits:

Applicant must submit security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application. If owner permits a pet, a pet deposit must be paid on or before move in.

5. Photo ID:

All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.

6. Credit:

A credit report will be processed for each applicant 18 years or older

7. Criminal:

A criminal background check will be processed for each applicant 18 years or older.

If applying for a Leasing Texas Property, the following conditions, although not guaranteed, are a general guideline. Despite the following, a landlord may decline your application. Talk to your agent prior to submitting an application.

Foreclosure in the last 4 years

Double security deposit or decline

Dismissed Bankruptcy within last 4 years

Double security deposit or decline

Broken lease, past eviction or negative rental history

Double security deposit or decline

More than 50% negative credit

Double security deposit or decline

50% negative and 50% positive credit with good rental history

½ Additional Security Deposit or decline

Good rental history with no credit

Co-signor and/or ½ additional security deposit

No rental or credit history

Up to double deposit and/or a co-signer

More than 50% positive credit, good rental history

Single security deposit

Current eviction

Decline

Falsification of application

Decline

Invalid social security number or other acceptable form of ID.

Decline

Failure to pay application fee

Decline

Incomplete application

Decline

Criminal History

Case by case.