

Rental Qualification Criteria

1058 Port Isabel Dr, Little Elm, TX 75068 · Monthly rent \$2,300

Thank you for your interest in the property. To ensure a fair and consistent application process, all applicants will be evaluated using the following qualification criteria.

Application requirements

All individuals 18 years of age or older who will reside in the property must complete a separate rental application and provide all required documentation.

Applicants must provide:

- Completed and signed rental application
- Valid government-issued photo identification
- Proof of income
- Employment information and verification
- Current and previous rental history
- Authorization for credit and background screening
- Any additional documentation reasonably necessary to verify information provided on the application

Incomplete applications may not be processed until all required information has been received.

Income requirements

Combined gross household income should be at least 3 times the monthly rent.

For this property, the minimum combined gross monthly income is \$6,900.

Income must be verifiable and may include employment income, self-employment income, retirement/pension income, Social Security, or other lawful and verifiable sources of income.

Employed applicants

Please provide:

- Most recent pay stubs
- Employer name and contact information
- Position/job title
- Length of employment

Employment may be independently verified.

Self-employed applicants

Additional documentation may be requested, such as:

- Recent bank statements
- Most recent tax return
- 1099s
- Profit & loss statement
- Other documentation demonstrating consistent income

Credit screening

A credit report may be obtained as part of the application process.

Credit history will be reviewed as a whole and may include factors such as:

- Payment history
- Collections
- Charge-offs
- Outstanding balances
- Prior housing-related debt
- Overall credit history

Credit history is one component of the application and will be considered together with income, rental history, and other applicable qualification criteria.

Rental history

Rental history may be verified with current and/or previous landlords or property managers.

Applicants should demonstrate:

- Satisfactory payment history
- Compliance with previous lease obligations
- No unpaid balances owed to previous landlords
- No material misrepresentation of rental history

Prior eviction records or landlord-related judgments may be considered as part of the overall application review.

Background screening

A background screening may be conducted for adult applicants.

Any criminal-history information obtained will be reviewed in accordance with applicable law and considered in relation to the circumstances relevant to tenancy and the safety or property interests of the household, landlord, and others.

Identification / SSN or ITIN

Applicants must provide sufficient information and identification to allow identity, income, rental history, and other application information to be verified.

Applicants who do not have a Social Security Number or ITIN may be asked to provide alternative identification and/or additional documentation necessary to complete the verification process.

The inability of a third-party screening service to generate a traditional credit report does not by itself constitute an automatic denial; other available application information may be considered.

Pets

All pets must be disclosed prior to approval.

Applicants with pets may be required to provide:

- Type of animal
- Breed
- Age
- Approximate weight
- Vaccination records, if requested

Any applicable pet deposit, pet fee, pet rent, restrictions, or other requirements will be disclosed before lease execution.

Assistance animals

Assistance animals are handled in accordance with applicable fair housing requirements and are not treated as pets for purposes of pet restrictions or pet fees.

Funds required prior to move-in

Approved applicants must be prepared to pay all required amounts by the deadlines specified by the landlord, including:

- Security deposit (\$2,300)
- First month's rent (\$2,300)
- Any applicable and lawful pet fees/deposits
- Any other amounts specifically stated in the lease

Possession will not be provided until required funds have been received and the lease has been fully executed.

False or incomplete information

Providing false, misleading, inaccurate, or materially incomplete information may result in rejection of the application.

Fair housing

Applications will be evaluated consistently and without discrimination based on any characteristic protected by applicable federal, state, or local fair housing law.

Applicant acknowledgment

You will be asked to sign the following acknowledgment as part of the formal rental application (not on this website):

I acknowledge that I have had the opportunity to review the landlord's tenant selection criteria before submitting my application. I understand that the tenant selection criteria may include factors such as criminal history, credit history, current income, rental history, and the accuracy and completeness of the information provided on my application. I understand that failure to meet the applicable selection criteria or providing inaccurate or incomplete information may result in rejection of my application and that any applicable application fee may be non-refundable as permitted by law.

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