



### Resident Qualifications (PLEASE READ CAREFULLY):

We do not pre-screen Applications. Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below. If you feel you meet these minimum requirements, you are encouraged to apply.

Household Gross monthly income must be at least three times (3x) the monthly rent.  
Unverifiable income will not be considered.

- 3 years rental history (with the exception of proof of ownership).
- No Evictions or Broken Leases within the last 7 years.
- No outstanding debt to housing providers of any kind
- Proof of honorable reconciliation required
- Positive re-established rental history required
- No violent crimes against a person within the past 10 years and no convictions of murder, sexual assault, any crimes against a child, human trafficking, and similar offenses.
- All bankruptcies MUST be dismissed or discharged and no bankruptcies within the last 2 years.
- No late payments in the last 12 months.
- All residents of the property 18 years of age or older MUST submit an application and complete criminal and credit background screening.
- Credit approval is subject to a credit risk assessment below 600 and rent increase.
  - 500-549 - \$75
  - 550-600 - \$50

### Pets:

Upon completion of the pet screening, we will receive your pet's FIDO (The FIDO Score is an algorithmic number that measures the housing-related risk of each pet and its owner. The 1-through-5 paw score is based upon numerous risk factors and data points, including the behavior history of the pet and its owner.) Score from 1 - 5. Based on the score, the following pet rent will be due:

Pet Deposit || Deposit refundable || Monthly Fee \$25 minimum.

- \$250 for pets 5-20 Lbs
- \$350 for 20+Lbs

- ❖ 5 - \$35/month
- ❖ 4 - \$45/month
- ❖ 3 - \$55/month
- ❖ 2 - \$65/month
- ❖ 1 - \$75/month

No Aquariums larger than 10 Gallons allowed.

No ferrets, reptiles or rodents of any kind are permitted as pets.

### **Reasons for Denial of Applications:**

- If the household does not make three (3) times the rent amount.
- If we are unable to verify your income, we must deny the application.
- If you failed to give proper notice when vacating a property.
- If previous Landlord(s) would be unwilling to rent to you again for reasons pertaining to your behavior or that of any family member, guest (welcome or not), your pets, or any animal on the property during your tenancy.
- If you have had three or more late payments of rent within the last 12 months.
- If you have an unpaid collection filed against you by a Property Management Company.
- If an unlawful detainer action or eviction has occurred within the past seven (7) years.
- If you have recently received a 3-day notice to vacate.
- If you have had two (2) or more NSF checks within the last 12 months.
- If you have filed for bankruptcy or foreclosure within the past 24 months we may deny your application.
- If you have allowed any person(s), not on the lease, to reside on the premises.
- If we are unable to verify your information, we must deny the application.
- If we determine that any oral or written statements made in the rental application or otherwise are not true or complete in any way, then we must deny the application.
- No businesses may be operated from the property. If you have a home-based business that you think we might approve please let the Leasing Agent(s) know.
- If misrepresentations are found after the lease agreement is signed, the lease agreement will be terminated.
- If the total number of residents and occupants exceeds three (3) persons per bedroom, exceptions are outlined in the Texas Property Code.

If you have any questions regarding the qualifications, please call us at 254-658-2556 or email us at [fortcavazoshomerentals.info](mailto:fortcavazoshomerentals.info)