



Tenant Application Criteria

02/04/17

Applicant Policy

- All occupants 18 and older must complete an application.
- Online are at www.LakeConroeManagement.com
- Must have valid United States driver's license or government photo issued photo id.
Copies must be provided to the office at tenant application.
- Application must be completed entirely; items left blank that apply may serve as grounds for rejection

Application Fees

- \$45.00 per person
- Clients may apply online at www.LakeConroeManagement.com

Prior Rental History

- Two years verifiable and acceptable rental history
- No civil judgments related to prior rented properties and no past evictions.

Criminal History Criteria

We will reject any applicant for a history of any of the following convictions:

- Any conviction in the last 10 years for: possession of or intent to distribute a controlled substance.
- Sex offender conviction
- Any robbery, burglary or theft related conviction
- Assault related or domestic violence convictions.
- Cruelty to animal related convictions.
- Any felony conviction

Credit Score and Deposit Required

We will only use our internally generated credit reports and criminal background data provided by our tenant screening service. We do not accept credit reports provided by prospective tenants. We will use the highest score of those named as "Parties" to the lease.

<u>SCORE</u>	<u>SECURITY DEPOSIT</u>
625 or higher	100% of 1-month rent
600 to 624	125% of 1-month rent
575 to 599	150% of 1-month rent
550 574	175% of 1-month rent*



*Additional first or last month rent may also be required.

Income and Debt to Income Ratio

The combined gross monthly income for all applicants should be at least three (3) times the monthly rent.

Guarantor Policy

Guarantor must complete an application/guarantor agreement and have a credit score of 700 or above.

Applicants with NO CREDIT HISTORY available

Additional \$50.00 application fee is required. We will accept a NO CREDIT HISTORY applicant if the all of the above and following criteria are met:

1. Must be locally employed.
2. Must provide letter from employer verifying employment and salary. (100% call back to employer to verify required)
3. 200% of 1 month rent SECURITY DEPOSIT

International Applicants

A valid passport or any U.S. Government photo identification will be required at time of application. Proof that applicant(s) are eligible to live and work in the United States is required.

Pets

- Pets will be accepted on a case by case basis. Size requirements, deposit and possible pet rent will be based on the individual landlord's guidelines. Maximum of two dogs or cats per residence.
- No birds, reptiles, exotic animals or aggressive breed dogs will be allowed including but not limited to: Pitbull, Doberman, Rottweiler, Chow or any similar or mixed breeds.

Applicants not meeting these criteria will not be accepted as tenants.

Lake Conroe Management complies HUD Guidelines and does not discriminate based on race, color, national origin, religion, sex, familial status, or disability.



Lake Conroe Management

LLC

Residential Property Management