

RENTAL CRITERIA for ALEMEDA VILLAS

Welcome to **Alemeda Villas Apartments**, an Alpha-Barnes Real Estate Services managed property. With extensive experience in property management, the professionals at Alpha-Barnes Real Estate Services award residents a high standard of living and exceptional customer service. The following rental criteria are compiled to ensure that an Alpha-Barnes Real Estate Services community is your **BEST MOVE**.

- Alpha-Barnes Real Estate Services is an equal housing opportunity provider.
- Before touring Alemeda Villas Apartments, we require a valid driver's license or other government issued photo identification.
- All applications for apartments: 1) will be accepted on a first come-first served basis, 2) are subject to the availability of the apartment type requested, 3) will be approved by complying with the rental criteria listed below, and 4) require the receipt of the application fee and deposits.
- Rental applications are to be completed entirely. Any omissions or falsifications may result in rejection of an application or termination of lease.

Alemeda Villas Apartments has been designated as an Affordable Property by the State of Texas. Our community is designed to facilitate the housing needs for low and moderate-income families. Residence at this community requires that applicants meet certain qualifying standards established by the government and Alpha-Barnes Real Estate Services.

Applicant's gross yearly income must not exceed the following:

1 person	\$29,100	2 persons	\$33,240
3 persons	\$37,380	4 persons	\$41,520
5 persons	\$44,880	6 persons	\$48,180

Our rental criteria process verifies your rental history, employment, criminal background and credit history. Applicants, who are not approved due to credit history, will be notified in writing pursuant to the Fair Credit Reporting Act.

RENTAL CRITERIA

All applicants must comply with the following prior to occupancy:

- Applicant must be of legal age (18 years or legally emancipated).
- All applicants of legal age must complete an application and meet all rental criteria.
- All applicants are required to execute the lease agreement and each applicant is individually responsible for the total amount of the rent.
- Applicant's gross monthly income must be at least 2.5 times the resident's rental portion. Those having a gross income of less than 2.5 times the monthly rental portion will not be approved.
- Previous rental payment history will be reviewed and no negative rental history will be accepted. Negative rental history is described as, but not limited to: any damages owed, rental-related debt as described above, and/or evictions filed. Pursuant to the Fair Credit Reporting Act, applicants declined due to negative rental history reflected on their credit report will be notified in writing.
- Applicant must have verifiable employment or if unemployed (retired, disabled etc.) must provide documentation illustrating the ability to pay rent, plus verifiable sources of income. If self-employed the applicant must provide a photocopy of tax return from the previous year, a financial statement from a CPA verifying employment and income, or photocopies of the three most current bank statements illustrating the ability to pay rent.
- Criminal Background Screenings are performed prior to occupancy and annual lease renewal. Any felony conviction or misdemeanors for theft of property, violence, drug violation, injury to persons, damage to property or sexual offenses, even if currently serving deferred adjudication, convicted, or case pending within the prior seven (7) years will result in automatic rejection and or eviction process.
- Applicant must not have more than five persons in a two-bedroom apartment, not more than seven in a three-bedroom apartment and not more than nine in a four-bedroom apartment.
- Applicant must submit an application fee and deposits in the form of a personal check, cashier's check, or money order only.
- Each applicant is required to pay individual application fees. For this purpose, married applicants will be treated as one applicant.
- Two pets with a 25 pound weight limit are allowed per home and a \$300 Pet Deposit is required per pet. No dangerous breed of animal or species is allowed on property, even if accompanied by its owner as a visitor to the community. Aquariums will be allowed with a 20-gallon maximum capacity. Animals trained to assist blind, deaf, or other disabled individuals are always permitted, and are exempt from paying a pet deposit.
- At least one household member must not be a full-time student.
- Applicant understands that application fees are non-refundable. The Security Deposit is refundable upon cancellation within 72 hours of approval, otherwise it is forfeitable. Applicants rejected will receive a refund of their Security Deposit, if paid. **Applicant's Initials** _____
- Applicants understand that they will not be able to occupy or take possession of an apartment unit until all supporting paperwork is complete and signed by all parties.
- All payments for application fee, security deposit, rent and any other monies paid to the property, must be made in the form of check (no temporary checks), credit card (if service available) or money order. **NO CASH IS ACCEPTED AT ANY TIME**. **Applicant's Initials** _____
- ATTACHED IS THE QUALIFYING RENTAL CRITERIA & OCCUPANCY STANDARDS FOR EACH APPLICANT.

Applicant Signature _____

Date _____

Applicant Signature _____

Date _____