



Leasing Standards

****Units are not held until offers are approved and deposit is paid in full****

Application Process: \$50 per applicant; everyone over 18 must apply. Co-Signers must apply separately.

Expedite Fee: \$95.00 This fee is designed to compensate for rearranging our processes to accommodate for a quick move in (< 72 hours). We never want to rush, but if it will help you then we need to be able to make sure we have the resources to not miss any steps. In order to qualify for our expedited service we must have received cleared funds for the security deposit.

- **Leasing fee:** \$50.00
 - **Pet fee:** \$35.00 per pet/month.
 - **Move-in dates options:** Thursday or Friday
1. Criminal* Public Record and Credit checks are completed on all residents occupying the unit above the age of majority.
 2. Income Sources: Copy of most recent paycheck stub, Social Security Award letter and Tax return. *In the case of a new job: Offer letter..
 3. If more than 30 days before move-in requested, authorization from Leasing Manager or Property Manager is required.
 4. Deposits reserve one particular unit and are not necessarily transferable to other units in our inventory.
 5. Our leases are for 12 months unless otherwise advertised or negotiated.
 6. TRE Homes' Properties are smoke free.

Really we just want tenants who pay rent on time, treat their home well, don't pose a risk to anybody and who are generally pleasant to work with.

Screening Criteria: *Exceptions are made on a case by case basis and must require compensating factors.

A PROPERTIES: Rent Rate over \$1500

All applicants must have a credit score > 650

- No negative credit items allowed.
- We will have to run a social security number.
- Rental verification- must be an institutional landlord, cancelled checks or copies of money orders.
- Your income will have to be 4 times greater than the rent.
- No Cosigners, unless all occupants are full time students; or unless agreed to by owner on a case by case basis
- No Bankruptcy in the previous twelve months
- **No Evictions**

B PROPERTIES: Rent Rate \$1500 or less

Credit scores up to 600 are considered with an institutional landlord reference.

- No past due credit balances > \$2500
- We will have to run a social security number.
- Rental verification- must be an institutional landlord, cancelled checks or copies of money orders.
- Your income will have to be 2 1/2 times greater than the rent.
- Cosigners allowed for lack of credit and/or income
- No Bankruptcy in the previous twelve months
- No Evictions in the past five years



Multiple Residents: All residents are jointly and severally liable for all lease contract obligations including, but not limited to, full monthly rent, violation fees, late fees, and damages. Applications must be submitted together.

Occupancy Policy: TRE Homes adheres to the Department of Housing and Urban Development guidelines and as a general rule, no more than two (2) persons per single-bedroom may be permitted, provided however, more than two (2) persons may be permitted under appropriate circumstances, including the size and configuration of the unit requested, the size of the bedrooms within such unit, and the age/size of the minor occupants. Current municipal codes also limit occupancy to six (6) unrelated persons. Texas does not permit more adults per unit than three times (3) the number of bedrooms. Some units' occupancy requirements may be affected by additional regulations in place through the City, Homeowners Association or Neighborhood Association.

Pet Policy: All pets must be approved by the property management company in advance with a picture of each pet and a completed application with all pet information. Pet privileges are at the sole discretion of the management company as determined by the owner of the property. Our standard policy allows for a maximum of two (2) dogs or cats or a combination of both is permitted in a unit. TRE Homes makes every effort to comply with the Fair Housing Act and accommodate those who are disabled so that they may fully enjoy your property and Service animals and Companion animals will be permitted for those who have a disability as defined by the Americans with Disabilities Act and require a service animal to assist, perform tasks or services for them.

Pet Fee is required with the Animal Addendum for each animal. Dogs and cats have a standard non-refundable pet fee of \$35/pet/month. All residents assume responsibility for the animal, fees, deposits, rent, damages, cleaning, deodorization, de-fleaing, replacements and personal injuries caused by animals in the unit. Licensed service animals are not required to pay a pet deposit, however, damage of property caused by service animals will still be tenant's liability. Pet fee is non-refundable even if the animal has been removed.

- **Dogs** must have a good rental history if applicable. The following breeds or mixed breeds with their lineage are not allowed without written approval from TRE Homes regardless of unit or property guidelines: Chow, Doberman, German Shepherd, Spitz, Rottweiler, Bull Mastiff, Belgian Malinois and PitBull. Any animal with a history of violent behavior will not be approved. Exclusion list does not apply to service animals.
- **Cats (Domesticated)** must be spayed or neutered, have a good rental history if applicable and have lived with their owner for at least one year.
- **Fish, Rodents and Birds:** A maximum of three (3) rodents or birds are allowed per unit. A \$400 non-refundable pet deposit is required for aquariums of 20 gallons or more, rodents and/or birds. Rodents and birds are required to be kept in a cage at all times.
- **Animals not noted above**, including large dogs and animals under two years of age, may be approved by TRE Homes but may require additional deposits or special provisions. Written approval is needed prior to the animal being allowed in the unit.

Disclaimer: Lease Contract, terms and application are subject to owner and manager approval

TRE HOMES adheres to Equal and Fair Housing practices and does not discriminate on the basis of race, age, color, religion, sex, sexual orientation, disability, familial status, national origin, protected activities or genetic info. The following qualification standards will be required from every prospective resident and occupant over the age of eighteen (18).

I / We have read and understand the above Lease Qualification Standards, Information About Brokerage Services, and About Our Leasing Process and agree to all the terms stated above. This criteria does not ensure that all individuals residing in or visiting units managed by TRE HOMES conform to these standards.

Applicant's Signature / Date

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