



APPLICANT
LEASING CRITERIA
AND
PET POLICY



Dear Prospective Resident,

Thank you for applying with GDAА Property Management LLC, CRMC for your housing needs. In order to best serve you it is important that you are made aware of, fully understand, and agree to both our application process and the terms of our policies and procedures. If you find you cannot or will not agree to the following policies, please do not apply for one of our properties.

GDAА Property Management fully complies with Fair Housing laws. We do not discriminate against persons because of race, creed, color, religion, sex, handicap, familial status, national origin, or age. Additionally, GDAА Property Management complies with all state and local fair housing laws.

Before you apply, please read all requirements as all Application fees once submitted are non-refundable. Applicant acknowledges that by signing this document, they have read and agree to terms stated.

All completed applications are processed on a daily basis (Mon-Fri). All approved applications for the same property are submitted for final decision. Please note that GDAА Property Management, LLC is closed on weekends and holidays. We request that you select a move in date that is during regular business times in order for us to better assist you.

If approved, GDAА Property Management has a \$125 Administration fee due which must be paid at the time of Lease signing.

Each individual over the age of 18 years old must submit a separate application. Application fee per adult is \$60 and is non-refundable.

What you need to know before applying. GDAА Property Management process applications for both our managed and non-managed owners. GDAА Property Management only has a business relationship with non-managed property owners to accept and process applications. All other fiduciary responsibilities cease at the time the application has been processed.

All Leasing Applications should be submitted online through the GDAА Property Management's **Rent Screener** link, specified below:

<https://apply.rentscreeener.com/gdaa-property-management/>



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Applicants will need to have supporting documents & photo ID's ready to upload to online application portal.

Please call prior to submitting applications online to ensure no other applications have been received.

Pets negotiable. See attached documents for pet charges & deposits.

All applicants with pets must use Pet Screener after completion of the Leasing Application. Pet Screener fee is \$20 for one pet and \$15 for each additional pet.

<https://app.petscreening.com/referral/IAj4HV5gzmGh>

APPLICATION FEES ARE NON-REFUNDABLE

APPLICATION SUBMISSION REQUIREMENTS:

- **Signed** GDAA Property Management, LLC, CRMC® documents:
 - Rental Application Policy and Procedures Form
 - Rental Criteria Page
 - Privacy Notice
 - Tenant Benefit Package
 - Pet policy and pet fees
 - Inspection Policy
- **Completed** Residential Lease Application via online portal; **each person 18 years of age or older occupying the property MUST submit an application.** All applicants are required to apply using the Apply Now button located at the top right of our home page.
- **\$60 non-refundable application fee for each online application submitted.** Application fee payable upon submission. Certified funds only.
- Valid Driver's License or other photo ID for each application submitted.



- Social Security Number or Individual Taxpayer Identification Number need to be provided.
- One month of income verification such as Pay stub, tax info (1099/W2) or a job offer letter on company letterhead. Checks/Bank statements are not verifiable.
- **IMPORTANT:** Prospective tenants that are pet owners, will undergo a two-step application process. If you have a pet, upon completion of the application and payment of your application, prospective tenants will be redirected to **Step 2** which is the **Pet Screener page**. The cost of Pet Screener is \$20 for the first pet and \$15 for each additional pet. All applications will be processed **ONLY** when all required information is submitted, and fees are paid.

GDA Property Management understands that a pet plays a significant role in many people's lives. (We are pet owners also). Most of our properties allow for pets. Please make sure the property you are applying for accepts pets. A pet screening profile is required for all pets prior to being accepted. Pet screening can be completed at the Pet Screener page of this application. Your pet will be scored with a one through five rating. The cost for screening is \$20 for the first pet and \$15 for each additional pet. If you are applying for a GDA managed property, the fees and deposits are the following.

Deposits- For each pet a \$200 refundable deposit is required. Pets with a five or four rating will be charged a \$20 per month fee. Pets with a three rating will be charged a \$25 per month fee. Pets with a rating of one or two will not be allowed. The pet fee is charged monthly and paid with your monthly rent. Water filled tanks "fish tanks" must pay \$10 per month for each tank over 10 gallons. Birds are required to pay \$10 per month per cage. *No fee applies to service animals.

Important- 1). Breeds that are NOT acceptable for Landlord insurance are as follows- Pit bull Terriers, Staffordshire Terriers, Rottweilers, German Shepherds, Presa Canarios, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Mastiffs, Cane Corsos, Great Danes, Alaskan Malamuts, Siberian Huskies, and any mix with these breeds. 2). Unauthorized pets found on premises will be subject to a \$500 one time and \$25 per day fine. This policy is strictly enforced.



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PET POLICY

The following pet policy applies to all potential applicants and existing clients wishing to obtain a pet. **All applicants with pets must use Pet Screener** after completion of the Leasing Application. Pet Screener fee is **\$20 for one pet and \$15 for each additional pet**. Renewal fee may be waived if renewed before Pet Profile expiration date. Please consider the following breeds (fully or partially/mixed) as “Unacceptable”. Dogs will be rejected if they are fully, or appear to be of the following breeds:

If no pets are disclosed on the application, the Landlord has the right to refuse acceptance of future or undisclosed pets.

<ul style="list-style-type: none">• Pit-bull Terrier• American Bull Dog• Bull Terrier• Staffordshire Terrier• Presa Canario• Rottweiler• Doberman Pinscher• German Shepherd	<ul style="list-style-type: none">• Akita - including Japanese and Akita Inu• Bernese - including Mountain Dog, Berner Sennenhund & Bernese Cattle Dog• Husky (including American Eskimo, Siberian & Greenland)• Wolf Hybrids	<ul style="list-style-type: none">• Mastiffs (Including Anatolian Shepherd, Dogue de Bordeaux, Neapolitan, Tibetan, English, Spanish & Bullmastif)• Chow Chow• Malamute• Any dog with a biting history
<p>Additional breeds will be declined due to size restrictions. These breeds include, but are not limited to: Saint Bernard, Great Dane and Great Pyrenees.</p>		

The character of your dog, if one of the breeds named above, may be docile and well trained. However, **no exceptions can be made.**¹ All pets must be **current on vaccinations** at time of application.

¹ Special consideration is given to dogs that assist tenants with special medical needs, provided medical documentation is submitted.



RENTAL CRITERIA FOR PETS:

Policies on domestic pets vary from property to property. Certain owners do not permit any pets while other owners may permit only a specific pet type. Please refer to the MLS listing for home for which you are applying. If multiple pets are allowed most owners allow a maximum of two pets per property. The following guidelines apply:

1. No puppies allowed. Dogs must be 24 months of age or older.
2. Cats must be at least 12 months of age.
3. Male cats must be neutered.
4. All pets must be licensed and current on vaccinations. (Vaccination records must be submitted along with photos of pets at time of application).
5. No aggressive or mixed aggressive breed dogs will be accepted. Please refer to "Pet Policy" for a list of dog breeds not accepted.
6. No ferrets, reptiles or rodents of any kind are permitted as pets.
7. All birds must be confined in cages and not allowed to reside outside their cage.
8. A \$200 deposit for each pet and \$20-\$25 (Based on Pet Screener Paws Rating) monthly pet fee per pet.



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TENANT BENEFIT PACKAGE

Resident Liability Insurance: As a condition of our lease, and for its duration, GDAA Property Management requires all residents to carry liability insurance (\$100,000) minimum coverage) for damages caused to the property resulting from residents' action or inaction. (You may satisfy the lease minimum insurance requirement by obtaining and maintaining (during the duration of the lease) a personal renters liability insurance or liability insurance policy from an insurance agent or carrier of your choice AND providing proof of coverage (adding GDAA Property Management LLC as **additional insured** on the policy and providing us a copy of the declaration page).

GDAA Property Management includes in all lease agreements a tenant benefit package.
Must choose one plan:

PLAN A (\$28.00 per month) includes:

1. **Build your credit score! Free Credit Reporting for all Rental payments made during the term of the lease.** Reports are submitted to the credit bureaus TransUnion and Equifax.
2. Quarterly HV/AC filters delivered to your front door at no cost.
3. Online portal to submit all maintenance request.
4. Dedicated after hours and holiday maintenance hotline.
5. \$20,000 Renter Content Coverage (\$500 deductible) under GDAA Property management master policy.
6. \$100,000 Tenant Liability Insurance Coverage under GDAA Property management LLC master policy.
7. \$10,000 Renters Bodily Injury Coverage (\$500 deductible).
8. \$3,000 additional living expense reimbursement
9. One time Returned Payment Fee (\$50.00) forgiveness.

PLAN B (\$21.00 per month) includes: Tenant providing both owners liability insurance and renters insurance (including naming GDAA Property Management LLC as the additional insured) may choose this option:

1. **Build your credit score! Free Credit Reporting for all Rental payments made during the term of the lease.** Reports are submitted to the credit bureaus TransUnion and Equifax.
2. Quarterly HV/AC filters delivered to your front door at no cost.
3. Online portal to submit all maintenance request.
4. Dedicated after hours and holiday maintenance hotline.
5. One time Returned Payment Fee (\$50.00) forgiveness.



LEASING CRITERIA

INCOME VERIFICATION:

1. Income should be at least three times the rent in gross monthly income and verifiable from an unbiased source such as: applicant's pay stub, tax forms including W2/1099, or a job offer letter submitted on company letterhead and signed by applicant accepting the position.

INCOME REQUIREMENT: Sufficient income to rent ratio is as follows:

- a. Applicant must make 3x income to rent
 - b. Married Couples may combine income to make 3x the rent
 - c. Roommates must EACH make 2x the rent. Roommates that do not qualify by each separate roommate making 2x the monthly rent have two additional options. 1) Pay the entire lease in advance or 2) Provide an approved guarantor (see requirements for guarantor).
2. Applicants must provide contact information for the HR Department, the name of their department head or direct supervisor, and the main business telephone number.
 - a. Applicant's employment history should reflect at a minimum of 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employer must be paid by the applicant.
 - b. Self-employed individuals must provide verification of income through one of the following, a CPA prepared financial statement, or a copy of your current and previous year's tax returns filed with IRS and two most recent bank statements.
 3. Section 8 vouchers and certificates may be accepted. The resident(s) must meet the same criteria as those seeking non-subsidized housing.
 4. **We DO NOT accept co-signers. Guarantors may be considered and need to submit their own application. Qualifying guarantor's' income must be at six times the rent. Guarantor must reside in the State of Texas.**



RENTAL HISTORY:

1. Applicants are responsible for providing information including the names, addresses and phone numbers of Landlords with dates of tenancy for the previous 2 years.
2. Mortgage payment history will be considered if you owned rather than rented your residence during the previous 2 years.
3. No forcible detainers (evictions).
4. No history of any damage to previous residences or an outstanding balance due to previous Landlords.

CREDIT REQUIREMENTS:

GDA Property Management, LLC works with all applicants on a case by case basis regarding credit.

1. A minimum credit score of 550 will be considered for processing. Scores below 550 may be considered with the understanding that an additional security deposit may be required.
2. Any outstanding debt to a prior landlord may result in the denial of your application.
3. Past due child support will result in denial of your application.
4. Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collections. Residency may be denied due to poor credit history.

CRIMINAL BACKGROUND CHECK:

We will check local and national criminal databases for all occupants 18 years of age and older. We do not rent to any person required to register as a sex offender.

Criminal backgrounds involving violent crimes, prostitution, domestic violence and/or involving the possession of weapons or illegal substances are all grounds for denial of an application. An exception may be for type and or age of offense, please provide details to your Application and Leasing Coordinator. Failure to disclose any criminal history may be grounds for denial of an application.

Rental applicants with household pets or service/companion/assistance animals are required to submit a per pet application through Pet Screener as part of our rental application process.



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UPON APPROVAL:

The applicant will be notified by phone, email or both.

After the application has been approved, funds will have to be received no later than your move-in date for:

- Security & Pet Deposits and, Admin fee (required within 48hrs for lease to be signed)
- First full month's rent (is due on or before your move-in date)
- Pet rent
- Prorated rent (it will be due the 1st of the following month)
- If the lease is not signed within the allotted time GDAА Property Management, LLC, CRMC® will withdraw the approval and will process the next application received or consider any other approved applications.

PROPERTY CONDITION:

Applicant is strongly encouraged to view the property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition. If applicant does not view the property prior to signing the lease they will be required to sign a Sight Unseen Addendum. Please keep in mind any cosmetic issues do not have to be addressed by the landlord.

GDAА Property Management, LLC, CRMC® is an Equal Opportunity Housing Company and a member of the National Association of Residential Property Managers (NARPM®). Our staff members adhere to a strict Code of Ethics, and to the Federal Fair Housing Law.

When applying for a property you will have to commence the lease within 2 weeks of being approved. If the property is not available within 2 weeks, then the lease will commence on the date it is first available.



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