



**TERRA RESIDENTIAL SERVICES, INC. CRMC®**  
*Houston's only Certified Residential Management Company*  
*Specializing in Investment Brokerage & Management Since 1990*

## TENANT SELECTION CRITERIA and APPLICANT REQUIREMENTS

Anyone occupying the property that is eighteen (18) years of age or older must qualify individually under these requirements. While each client we represent may have slightly different criteria, our normal acceptable applicant will need to meet the requirements below. If you do not meet these minimum requirements, it is unlikely we would approve your application.

- 1) **Income:** On most of our properties, the gross monthly income for all tenants should be at least **four (4) times** the monthly rent amount. Ex : Rent is \$1000, income per month must be a minimum of \$4000.
- 2) **Employment:** We require **verifiable** employment history for at least the past **three (3) years**. If you are self-employed, retired, or not employed, we can accept such documents as signed tax returns (2 years minimum), W-2's, bank statements, paycheck stubs, etc. that provide proof of applicant's ability to pay the rent. If military, we need a current copy of your LES.
- 3) **Residency:** We require verifiable residence history for at least **three (3) years** whether you currently own or rent.
- 4) **Credit History:** We will obtain a copy of your credit report after you apply but our **minimum credit score to qualify is 550**. [www.creditkarma.com](http://www.creditkarma.com) is a free credit report website you could use to find out your score, don't send your report as we have to pull it ourselves later.
- 5) **Criminal, Sex Offense, and Terrorist Database History:** We will check for inclusion in these databases.
- 6) **Occupancy:** The total number of tenants and occupants may not exceed two (2) persons per bedroom.
- 7) **Pets:** Pet policies and deposits vary from home to home so please contact us to determine the pet policy for this home. Most homes are limited to the number and size of pets. None of our homes permit dog types that may have violent tendencies, including but not limited to: Pit Bulls, Staffordshire Terriers, Dobermans, Rottweilers, Chows, or any similar breed or mixed breed.
- 8) **Applicants will be denied** for the following or similar reasons: False, inaccurate, or incomplete applications; Evictions, judgments related to rental residency, tax liens, unpaid child support; current bankruptcy proceedings; felony convictions and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database.
- 9) **Applicants may be denied** or required to pay additional deposit or rent for the following or similar reasons: insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

