

# Bainbrook Apartments

**Howe, TX**

## Rental Criteria

Thank you for your interest in leasing an apartment home with us! To assist you in making your decision, we have listed below the criteria for qualifying as a tenant.



### Equal Housing:

It is our expressed policy that we do not discriminate on the basis of race, color, religion, sex, national origin, sexual orientation, disability, or familial status.

We do not lease to applicants that falsify information on their rental application, nor applicants that cannot prove their legal residence status.

### Occupancy:

The apartment complex known as Bainbrook Apartments, located at 515 S. Collins Freeway, Howe TX 75459 includes 1 and 2 bedroom units.

The number of occupants must not exceed the following (+1 applies to the family status under Fair Housing Guidelines)

1 bedroom - 2 + 1

2 bedroom - 4 + 1

### Applications:

All prospective tenants 18 years or older (including spouse if married) must apply online at [www.bainbrook75459.com](http://www.bainbrook75459.com) (click "Applicants").

A criminal background check, credit report, rental history and employment history will be run on each individual adult applicant. A social security number is required for credit verification. Each applicant will pay a non-refundable \$35 application fee. Scoring is determined by a third-party screening company of management's choosing.

### Additional Deposits

Depending on the results of your approval, you may be required to pay an additional deposit.

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P.O. Box 3332 Grapevine, TX 76099

Bainbrook75459@gmail.com

469.712.4082

## Background check:

The following information will be verified for each adult applicant 18 years of age or older.

### 1. Income

- The combined gross monthly rent of all applicants must **total 2.5 times the monthly rent**
- If currently employed: provide last two (2) paycheck stubs or a copy of the previous year's tax return or 1099.
- If employment is pending: provide written job offer on company letterhead, indicating start date, salary, and if the employment is full time, part time, temporary or seasonal.
- If self-employed: six months of bank statements and the last two (2) years of IRS tax filings to show stable income.
- If unemployed, retired, or student: copies of investment statements, trust funds, child support, alimony, government assistance, or financial aid sent directly to the student.

### 2. Residence History

- The applicant(s) should have verifiable residence history with non-related persons for at least 3 years. May be obtained from a landlord, apartment community, or mortgage company.
- Applicants may be rejected if landlord references, credit report, or court records indicate, but not limited to, any of the following:
  - Failure to pay / repeated late payment of rent, damages and other sums
  - Disturbances, violence, or poor conduct by applicant, occupants, or guests
  - Allowing unauthorized persons to live / stay in the unit
  - Poor housekeeping, excessive property damage or unauthorized pets
  - Eviction filed by a previous landlord for cause.
  - Being asked to move out by a previous landlord
  - Lease violation or unwillingness to abide by lease provisions and/or community policies

### 3. Credit

- A complete investigation of credit history of each applicant will be made and will require a satisfactory rating.
- Must show an ability to pay rent on time.
- Your application may be rejected if landlord references, credit report, or court records indicate outstanding collections, judgments, or evidence that a debt is owed to a landlord, utility provider, or other service providers, such as gas or cable television.

### 4. Criminal

- Any applicant that has a felony can be denied immediately if the felony is considered a threat to persons or property. This includes but is not limited to any conviction or deferred adjudication for drug or DWI/DUI offences, theft of goods or services, burglary, damage to property, violence or assault, solicitation/prostitution, and sex offenders.
- Owner has sole discretion to qualify or disqualify an applicant that has a minor offense on their record.

## Pet Policy

Domestic pets are welcome.

Pets may be accepted or declined at management's discretion. Residents are responsible for a \$100 pet deposit (refundable, less damages) and a \$100 pet fee (non-refundable), where applicable. You will also be assessed \$10 / month pet rent, where applicable. The deposit, pet fee, and monthly pet rent will cover all pets in your household. Fees must be paid prior to move-in, or if a new pet is brought onto the premises. Pets must be "good residents". Aggressiveness towards people or other animals or nuisance pets will not be tolerated. Management reserves the right to meet and "interview" your pet and a photograph will be kept on file.

Residents who have aquariums larger than 10 gallons are required to carry renter's insurance. Policy must be presented at move-in. Fish, small reptiles, small birds, and pocket pets (animals primarily confined to a habitat or cage) are not subject to pet deposit, fees, or rent.

Maximum 2 pets (canine or feline) and no more than 2 birds, reptiles or pocket pets (hamsters, gerbils, guinea pigs, etc.) Weight must not exceed 75 pounds.

Canine / Feline Rabies vaccine must be kept current for the duration of occupancy. Proof of current Rabies vaccine will be required prior to the pet moving in.

## Smoking Policy

Smoking the dwelling unit or common buildings is prohibited. All persons who smoke must do so outside. Smoking within the dwelling will result in additional fees, above and beyond the security deposit. Damages from smoking include smells, stains, and burns to any part of the interior. Cigarette butts must be safely and correctly disposed of. Littering is not permitted.

## Automatic denial of residency

Applicant(s) will be disapproved if we are unable to verify residency status, income, rental, credit, or criminal history.

False, incomplete, or misleading statements or omissions on the application(s) will result in disapproval of the rental applications(s). Falsifying information to obtain property or credit is a Class A misdemeanor.

By signing, you affirm that you have read and understand the information in this Rental Criteria document.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Print name \_\_\_\_\_

Owner/Manager \_\_\_\_\_ Date \_\_\_\_\_