RENTAL CRITERIA & APPLICATION INSTRUCTIONS

6320 Spring Ranch Drive, Fort Worth, Texas 76179

Monthly Rent $1,950	**Security Deposit** $1,950	**Lease Term** 12 months minimum
Application Fee $49.99 per adult through RentSpree	**Animals** Up to 2 with approval	**Management** Property owner

HOW TO APPLY

Each proposed occupant age 18 or older must submit a separate, complete RentSpree application and pay the $49.99 screening fee directly to RentSpree. The fee is nonrefundable after submission, subject to applicable law and RentSpree terms. Screening may include credit, criminal history, eviction records, income, identity, documents and landlord references.

Apply online: https://apply.link/LG4CKGo

TENANT SELECTION CRITERIA

Credit: Preferred minimum credit score of 600. A lower score may be considered based on the full application and may require an additional security deposit.

Income: Gross household income should be at least 3 times monthly rent ($5,850). A debt to income ratio of 40 percent or less is preferred.

Rental history: May be verified, including unpaid balances, late payments, eviction judgments, lease violations, property condition and landlord references.

Required documents: Government issued photo ID, 2 months of recent pay stubs, supporting bank statements, and signed criteria. Self employed applicants may be asked for recent tax returns and 3 bank statements.

Background: Credit, collections, eviction records and relevant criminal history may be reviewed in accordance with applicable law and individual circumstances.

Application accuracy: False, incomplete, misleading or unverifiable information may result in denial.

Processing order: Multiple applications may be accepted. Complete applications are reviewed once all required documents arrive. Meeting preferred criteria does not guarantee approval. The property remains available until a lease is signed and the required deposit is received.

KEY LEASE TERMS

Animals	Up to 2 animals may be considered with landlord approval, applicable HOA requirements and insurance restrictions. For each approved animal, a $300 one time nonrefundable fee plus $30 monthly fee applies. Assistance animal requests are evaluated under applicable law and not subject to animal fees.
Optional refrigerator	Available for an additional monthly charge separate from the $1,950 base rent. Ask the listing agent for the exact fee. The amount and terms must be agreed in writing.
Insurance	Tenant must maintain liability insurance of at least $150,000 throughout the lease term. Landlord insurance does not cover tenant personal property.
Utilities & yard	Tenant pays utilities and maintains lawn and landscaping, including watering as reasonably necessary, subject to local restrictions and weather.
Smoking	No smoking inside the home or garage. Smoking permitted outside on the back patio only, subject to the executed lease.
Other	Maximum 3 vehicles unless approved. Tenant must comply with HOA rules. No improvements are promised unless agreed to in writing. Deposit due within 24 hours of approval by certified funds or approved electronic payment.

APPLICANT ACKNOWLEDGMENT

By signing, I acknowledge the opportunity to review these rental selection criteria before applying. I understand that applications are subject to landlord approval, supporting documentation may be requested, and application fees are generally nonrefundable after submission.

Applicant signature: _____ Date: _____

Printed name: _____

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