

JHOP Realty

PO Box 151647
Austin, Texas 78715
(512)698-4267

LEASE APPLICANT GUIDELINES & QUALIFYING CRITERIA

Lease Guidelines:

- ALL Applicant(s) 18 years old or older must fill out and complete a TAR Residential Lease Application. A Non-Refundable application fee, as per the MLS amount, shall be submitted with each TAR lease application. Application fees/ Security Deposits(s) must be either cash or certified funds ONLY, NO personal checks, payable to JHOP REALTY. Application fees, once collected are NON REFUNDABLE.
- Once accepted by landlord, Tenant(s) must hand in the property's security deposit, amount as outlined in MLS within 24 hours to proceed forward, all funds are certified payable to JHOP REALTY.
- Within 5 days of acceptance, tenant(s) must meet up to sign a lease with our office.
- At time of move-in, tenant(s) must have utilities on within 2 days at the leased property or will violate lease.
- No aggressive dogs unless ok'd by landlord before move-in.
- Provide a copy tenant(s) Drivers licence, passport, or other government picture ID document at time of lease signing.
- Application process can take up to 3-5 days, depending on the verification process needed.
- * ALL submitted tenant(s) applications will be processed as soon as possible and BEST QUALIFIED APPLICATION will be selected.
- * If applicant withdraws Applicant's application or breasches this agreement, Landlord will retain the FULL Application Deposit for damages and lease the property to another subsequent applicant.

Qualifying Criteria:

- No Evictions, Lease breaking, or owe any landlords/ Apartment monies for damages
- National Tenant Network score must be over 75, if score is below 75 JHOP Realty could look at other things like very strong rental history, or require additional security or rent, or both.
- The landlord reserves the right to deny occupancy for any of the following reasons, but not limited to:
 1. Judgements against any applicant for evictions or property damage
 2. Incomplete, inaccurate, or falification of information or unverifiable information.
 3. unstisfactory credit history as determined by JHOP Realty & Mgmt.
 4. Unpaid child support
 5. tax liens, foreclosures, or bankruptcies
 6. criminal history by any applicant
- Rental History must be verified from a non-family landlord... i.e. apartments or 3rd party unrelated landlord.
- Up to 6 weeks of work related paystubs associated with lease application per applicant(s).
- Other income sources must be verifiable with tenant(s) bank statements. If tenant is self-employed, you must provide the leasing processor copies of past 3 months of bank statements along with first page of the previous year's income tax return.

I/We, the Undersigned have read, Fully Understand, and Agree to the above rental Qualifications.

Applicant Date

Applicant Date

Applicant Date

Applicant Date

