



Property Professionals, Inc.

421 South Seguin Ave. New Braunfels, TX 78130

Tel (830) 625-8065 Fax (830) 625-3633

Rental Qualifying Criteria

Thank you for applying with Property Professionals, Inc. (PPI). We are committed to complying with all applicable laws, including Fair Housing laws, and prohibit discrimination based on color, race, religion, gender, marital status, national origin or ancestry, physical or mental disability, medical conditions, sexual orientation, age or any other consideration made unlawful by federal, state or local laws.

1. **APPLICATION**- An application must be completed and signed by each individual over 18 years of age applying for residency. Omissions and false information may be grounds for application denial. **A non-refundable application fee of \$49 per person is required for processing and reviewing applications. All application fees must be paid before an application is processed for approval.**
2. **IDENTIFICATION** - A copy of your driver's license, state picture I. D., Visa or Passport will be required. If you are not a US Citizen you must provide 2 forms of photo identification.
3. **RENTAL HISTORY** - Current and previous rental history must be verifiable. Any unpaid rental collections, evictions, property damage beyond normal wear and tear, late payment history, illegal activity on premises or refusal to re-rent by previous landlords shall be grounds for denial. Relatives are not acceptable forms as rental references.
4. **INCOME REQUIREMENT** - Applicants may be denied if income does not exceed 3 times the amount of the monthly rent. Unemployment compensation will not be considered income. If applicant is self-employed, applicant must submit 1099 or last 12 months bank statements. Employment history must be verifiable for minimum of 2 years w/ current employment or 4 years total.
5. **CREDIT** - A credit check will be performed and used for approval. Credit history requirements can be waived if Applicant has acceptable rental history from PPI. Applications may be rejected for unpaid collections or judgments without proof of an approved payment plan or more than 2 trade accounts 30 days late at time of application.
6. **CRIMINAL HISTORY** - A criminal background check will be performed and used for approval for any applicants/occupants over 17 years of age. The following offenses are cause for automatic rejection: arson or destruction of property, indecency with a child, lewd behavior, murder, rape, organized crime, sale/manufacture of drugs, stalking, kidnapping, burglary, manslaughter, molestation, prostitution, robbery, sex crimes, and terrorism. This list of possible causes for rejection is not considered all-inclusive and any other offense or charge may be used for rejection.
7. **AGENCY DISCLOSURE** - PPI agents are acting as agents for the landlord and do not represent prospective tenants. Although PPI agents show "for lease" properties to prospective tenants, they are not acting as tenant representatives.

Residential qualifying criteria are subject to change at the Owner's discretion and without notice.

Signing this acknowledgement indicates that you have had the opportunity to review the Landlord's tenant selection criteria. If you do not meet the selection criteria or provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.