

TMFIVE Properties, LLC.

P.O. Box 11865
College Station, TX 77842
979-690-3783
Revised 2/3/11

Leasing Requirements and Qualifying Standards

TMFIVE Properties, LLC. and the owners whom it represents, conducts business in accordance with the Federal Fair Housing Law and does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.

All persons over the age of 18 will be considered a "party to the lease". As such, they must fill out a separate application and be approved individually. Legally married couples may fill out one application.

All applications are presented to the owner for final approval. The owner reserves the right to deny any applicant for any reason other than those prohibited by law. In the case of multiple applications, the application that most meets our leasing requirements will be chosen. In the event that the applications are equally qualified, the applicant that 1st presented their application with deposit will be chosen. We will not accept more than 2 applicants per property at one time.

LEASING REQUIREMENTS:

Age & Identification	Applicant/Cosigner must be at least 18 years of age. You must allow us to photocopy one or more of the following identification requirements: issued identification, passport, and visa if applicable. SS# will be required for application processing.
Application fee and application deposits	Application fees: \$40 per applicant. Married couples: additional \$20 for spouse.
Occupancy	No more than 2 persons per bedroom. To comply with College Station City ordinance, no more than 4 unrelated persons may reside in any unit zoned a single-family.
Foreign/International Students	Must provide a passport and copy of the I-20 or Students F-1 form from Texas A&M University.
Income	Applicant/cosigner must provide verifiable income that is at least 3 times the monthly rent. If self-employed must provide previous years income tax return and/or 3-6 months bank statements.
Rental History	Applicant must have a minimum of 2 years favorable rental and payment history from an unrelated property owner/manager. Rental history must be separate from a parent or legal guardian. You will be denied if you owe a past landlord money.
Credit History	Applicant/cosigner's credit report must be at least 75% current/favorable for the past 2 years.
Criminal History	Applicants or occupants (including minors) having a criminal history of violent or sexual related crimes, drug related activity, burglary or theft may be denied. Criminal history verification is based on currently available data and is not a guarantee of personal safety.
General	Presentation of unruly or destructive behavior or violence towards persons or property during the application process may cause your application to be denied.

If you fail to meet one or more of the Income, Credit, or Rental requirements, you may still qualify if you are eligible for a cosigner and are able to obtain one. Please see the following chart to determine eligibility:

COSIGNER ELIGIBILITY CHART:

Applicant	Category 1	Category 2	Category 3
Income	Pass or Fail	Pass or Fail	Pass or Fail
Rental	2 years of good rental history	No rental history -OR- Less than 2 years of good rental history	2 years of bad rental -OR- Less than 2 years of good or bad -OR- No rental history
Credit	Bad credit or No credit	Good credit or No credit	Bad credit
Eligible for cosigner?	YES —additional deposit may be required & will be evaluated on an individual basis—not to exceed 1 month's rent.	YES —additional deposit may be required & will be evaluated on an individual basis—not to exceed 1 month's rent.	NO

Your signature indicates that you have read and fully understand the stated qualification guidelines.

Signature

Date