

Trophy Realtors

99 Trophy Club Dr Trophy Club TX76262

Qualification Requirements for Tenants

1. Cost: \$40 per applicant 18 or older. The application fee must be paid online through www.TrophyRealtors.com using the Property Management tab/Rental Application. Each person 18 years of age or older that will be living in the property must submit an application and a credit check authorization. The application fee is non-refundable.

2. Income: Total monthly income for the applicants must be at least 3 times the rent amount. Incomes can be combined to qualify for this number. Proof of income must be the two most recent pay stubs or a signed verification by the applicant's employer. Email to tropertymanagement.com

Please Note: Conditionally approved applicants will need to pay security deposit, pet deposit and first month's rent prior to move-in.

3. Employment: Prospective tenants must show steady and stable employment. Tenant must be employed for 6 months by one employer or prove the previous 6 months employment.

4. Credit: A credit report will be acquired on each occupant over the age of 18. Unpaid collections, liens or judgements, excessive late payments, defaults, any credit account not current and/or unpaid rental fees will be grounds for denial.

5. Rental History: Prospective residents must provide information of last two years of rentals. The property manager or owner will be called to verify rent payments, damages owed, contracts abandoned, or evictions filed within the past 3 years.

6. Checks: A returned payment will result in an applicant paying with certified funds for the remainder of the lease

7. Self Employed, Retired or Not Employed: The applicant must provide copies of a tax return from the previous year, a financial statement from a certified public accountant or copies of the 3 most recent bank statements showing proof of ability to pay rent for the term of the lease.

8. Criminal History: Landlord/Property Manager will perform a criminal history investigation on all applicants in order to verify the information you have provided on the rental application. Any decision regarding the rental property may be influenced by the information contained in the criminal investigation report. Trophy Realtors and/or Landlord reserves the right to refuse leasing based on an applicant's criminal history.

9. Pets: Pets are allowed subject to the discretion of the property owner. Individual and pet deposits vary depending on the property. The amount required is at the discretion of the landlord. The Pet Deposit must be given at the same time as the Security Deposit. It must be in the form of a cashier's check or a money order made out to Trophy Realtors.

10. Photo ID: All applicants must supply a copy of their driver's license or other id with a picture. Email to trpropertymanagement.com

11. Once we notify you that your application has been approved, you will have two business days to bring in the Full Security Deposit + the Pet Deposit to our office located at 99 Trophy Club Dr., Trophy Club, TX 76262. The Deposits must be in the form of a Cashier's Check or Money Order made out to Trophy Realtors. At that time you will sign the lease. This is done by appointment which will take 30-45 minutes.

"Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded."

IF YOU HAVE ANY QUESTIONS CALL MENDY WHITEHEAD OR DAINA WINN at 817-430-1541