

# Price Rentals

## Criteria and Conditions

Office: 903-885-7236  
475 W. Industrial Drive  
Sulphur Springs, TX

### Rental Criteria

**Applicant(s):** Applicant(s) must be 18 to apply and each applicant, co-applicant and/or occupant over 18 must submit a separate application. All applicants over the age of 18 will undergo a background check. Spouses may submit a joint application. **There is a \$50.00 non-refundable application fee per application.**

**Rental History:** Applicant(s) must have good rental history. A verification form will be sent to previous Landlord. Family and/or friend verification will not be accepted. **CERTAIN RENTAL HISTORY MAY RESULT IN DENIAL OR MAY REQUIRE ADDITIONAL DEPOSIT EQUAL TO ONE MONTH OF RENT PAID IN FULL UPFRONT, SUCH AS RENTAL DEBT/COLLECTIONS (EVICTION), HISTORY OF LATE PAYMENTS, OR EXCESSIVE RENTAL HISTORY.** HAVING NO RENTAL HISTORY WILL REQUIRE ADDITIONAL DEPOSIT EQUAL TO ONE MONTH OF RENT UPFRONT.

**Credit History:** Applicant(s) must have satisfactory credit. Any rental debt, rental collections (eviction), or bankruptcies may result in denial of application or will require additional deposit equal to one month of rent upfront.

**Criminal History:** A criminal background check will be conducted on each applicant and occupant over 18. Anyone currently on probation or parole will result in automatic denial. **Criminal convictions, charges, deferred adjudication, or other criminal history may result in denial or may require additional deposit paid in advance.**

**Income/Employment:** Applicant(s) **MUST** have a monthly net income of **at least (3) times the monthly rent.** Child support and unemployment payments will not be considered income. Proof of income required. Acceptable forms of verification: check stubs, 1099 form, W2 form or tax return. Applicants must be currently employed.

**Occupancy:** Two occupants per bedroom. An infant may exceed the total occupancy level by one person until 18 months of age. Restrictions apply.

**Animal Policy:** One pet per unit. **\$500.00 NON-REFUNDABLE PET FEE. \$40.00 per month pet rent.** Breed restrictions apply. Animal weight cannot exceed 20lbs when animal is fully grown. All ESA/Service animals will be verified.

**Utilities:** All utilities are occupant's responsibility. All utilities must be transferred to occupant's name before moving in. Ask for details. Utilities generally include water and electric. Cable and internet optional at tenant's expense. **Satellite dishes are not allowed.**

**Smoking:** Absolutely **NO SMOKING** is allowed in any unit. Step outside or onto the balcony to smoke. Violating this rule will result in a loss of deposit and an eviction.

**Deposit:** A deposit is required when returning application. It will be returned if application is denied. DEPOSIT WILL NOT BE RETURNED IF YOU DECIDE NOT TO RENT AFTER APPROVAL OF APPLICATION. The deposit is meant to secure and hold the unit for you during the application process, then applied to lease as the security deposit. Additional deposits may be required after running a background check. **The unit will only be held up to 10 days after application approval. UNITS WILL NOT BE HELD WITHOUT DEPOSIT, APPLICATION FEE, AND ALL PAPERWORK RETURNED.**

**\*\*By signing below, you are agreeing that you have read over the "Criteria and Conditions" listed above and understand that a background check will be run on all applicants over the age of eighteen.\*\***

\_\_\_\_\_  
Applicant(s) Signature

\_\_\_\_\_  
Date

### **ALL OF THE FOLLOWING MUST BE RETURNED WITH APPLICATION:**

- o Rental Application-Signed
- o Rental Criteria Form (THIS SHEET)-Signed
- o Rental Verification Form-Signed
- o Copy of valid government issued ID (driver's license or ID card)
- o Proof of Income/Employment: Check Stubs, W-2, 1099 Form or Tax Return
- o \$50 Non-refundable Application Fee (money order or check; **NO CASH**)
- o Deposit (money order or check; **NO CASH**)