ReliancePmPros Rental Criteria

Thank you for applying with ReliancePmPros. ReliancePmPros is committed to Equal Housing Opportunity for all applicants. We comply fully with Federal Fair Housing Act and will not discriminate against any person based on race, color, national origin, religion, sex, familial status, or disability. **Before applying online, please read the rental criteria carefully concerning the application & approval process.**

The application fee of $65 (per applicant) will be charged and processed automatically. Please note, if your application is not processed for any reason, the application fee will be refunded **MINUS** the $5.00 processing fee **per applicant.**

Online Application Procedures:

Completed applications are evaluated by the same standards, one person or family at a time, on a **"first come first served"** basis. Upload the following documents below to the application.

Applications are processed, in the order they are received and **WILL NOT be processed until all the following are received:**

o $65 Application Fee (per application/non-refundable if process)
o   Proof of Income for each applicant
o   Copy of Driver's License for each applicant
o   Current Military PCS Orders and LES
o   Photo of Animal(s)

All person(s) 18 years or older (or persons otherwise legally emancipated) **MUST** submit an application with a non-refundable $65 application fee (**_per person_**). Person(s) must apply ONLINE at www.ReliancePmPros.com, otherwise paper applications submitted will be charged an additional $20 processing fee. **WE DO NOT** accept lease guarantor or co-signers.

Applicant(s) are informed of their approval/denial status within 72 business hours (3-business days) from the start of the application process.

Once the applicants are notified, they have been qualified to lease the intended property, **the lease must be signed within 24-hours.** The lease must be effective within 2 (two) weeks of approval unless otherwise agreed upon.

The Security Deposit must be paid online at www.ReliancePmPros.com within 24 hours from approval.

Identification Requirements:

1.   A copy of a valid photo driver's license, government issued photo identification, or current passport.
2.   All non-U.S. Citizens must provide a valid passport or government issued I.D along with a visa that is valid for the length of your proposed lease agreement.

Income Requirements:

1. Applicant(s) must make a minimum of three times (3x) the monthly rent in combined gross monthly income verifiable from an unbiased source.
2. Income must be verifiable through recent pay stubs, earning statements or tax return. Applicant(s) must submit 2 to 4 most recent pay stubs or earning statements. If you do not receive earning statements, we will consider tax returns, bank statements or a signed offer letter from your employer submitted on company letterhead. Applications are **not** processed without this information.
3. Active-duty military applicants must furnish a copy of their current PCS orders and LES documents.
4. Applicant(s) who are self-employed, income must be verifiable through a CPA prepared financial statement or a copy of current and previous tax returns filed with IRS.
5. Applicant's employment history should reflect at least 24 months with your current employer or a verification of transfer and six months with the same employer or demonstrate continued employment in the same field or trade within the previous 12 months. Recent college, university, or trade school graduates may provide a copy of a diploma and a copy of the employment contract or employment letter.
6. Applicants who do not meet the above employment or income requirements must submit Savings Account statements that indicate a minimum balance equal to 12 months of rental payments.

Rental History:

1. All applicants must provide the name, e-mail, and phone numbers of landlords from the past two (2) years.
2. Rental history must be verified from an unbiased source. Relatives are not an acceptable for rental referenced.
3. We accept Base Housing as rental history.
4. No proof of valid rental history will require owner's approval to qualify and may require additional deposits.

Credit Requirements:

1. To determine satisfactory credit worthiness, we obtain a report from a credit-reporting agency.
2. Credit card records showing occasional late payments of no more than 30 to 59 days may be acceptable, provided you can justify the circumstances.
3. Payments past due 60 days or more in the last 24 months may be cause for denial of application.
4. We may deny application if you have filed for bankruptcy or foreclosure within the past 24 months.
5. Any bankruptcy must have been discharged at least one year before the date of your application.
6. Unpaid collections within the last 2 years may result in the denial of your application. Medical accounts and student loan accounts will not be considered when evaluating your credit history.
7. Outstanding debt to any property management company or landlord may result in denial of your application, including any judgments or collection activities.

Criminal Background Check:

We conduct an authorized criminal background check on all applicants as a part of the application process. We do not rent to any person required to register as a sex offender. We will conduct individualized assessments that take into account mitigating factors, such as facts & circumstances surrounding the criminal conduct, age at time of conduct, evidence of good tenancy before and after conduct, nature & severity of conviction and the amount of time that has passed since the conviction. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession or distribution of weapons or illegal substances or is a direct threat to the health or safety of other individuals or whose tenancy could result in substantial physical damage, are all grounds for denial of an application. An exception may be made depending on the type and or age of the offense.

Animal Criteria:

Policies on domestic animal vary from homeowner to homeowner. Certain owners do not permit animals, while other owners may permit only a specific type of animals. Assistance animals are not considered a pet but is still required to be reported to the Landlord with accompanying documentations as required by the Texas Department of Housing and Community Affairs. Please call the office to determine the animal policy for the home for which you are applying. A picture of each animal must be submitted with the application. The following guidelines also apply:

1. No aggressive or mixed aggressive breed dogs. Dogs will be rejected if they are fully or partially of the following breeds or appear to be of the following breeds: Akita Inu, Alaskan Malamute, American Pit Bull Terrier, Staffordshire Terrier, Boxer, Bull Mastiff, Cane Corso, Chow Chow, Dalmatians, Doberman Pincher, Great Dane, German Shepherd, Siberian Husky, Pit Bulls, Presa Canario, Rottweiler, any of the Russian Shepherds, or St. Bernard & Tosa Inu.

2. Animal policies are strictly enforced. Misrepresenting the breed of your animal or possession of poisonous, dangerous, illegal, or endangered animals will be considered a breach of this policy and could result in termination of the lease.

3. A minimum four hundred ($400) animal deposit **per animal** is required with a signed animal agreement. One hundred ($100) of **each** animal deposit is non-refundable.

4. All birds must be confined in cages and not allowed to reside outside their cage. No ferrets, reptiles or rodents of any kind are permitted as animals. Fish tanks & Aquariums greater than 10-gallon capacity are not permitted.

5. An assistance animal is not a pet. An assistance animal works, provides assistance, or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability. If Landlord prohibits animals in the Property or otherwise impose restrictions or conditions related to other animals, Applicant may request a reasonable accommodation for an assistance animal in the Property and Landlord will evaluate such a request in accordance with fair housing laws.

Notice to All Applicants:

Applicants should satisfy any concerns regarding crime statistics and sex offenders in any area where they might consider residing.This information is available free of charge on the Internet at the following sites:

1. Sex Offenders: www.tsdps.state.tx.us
2. New Braunfels Area Crime Stats: www.neighborhoodscout.com/tx/new-braunfels/crime
3. Seguin Area Crime Stats: https://www.neighborhoodscout.com/tx/seguin/crime
4. San Antonio Area Crime Stats: www.sanantonio.gov/sapd/neighborhood.asp

Example of Reasons for Denial:

1. If you failed to give proper notice when vacating a property.
2. If previous landlord(s) would be unwilling to rent to you again for reasons pertaining your behavior; your family member's, guests, or other invitees; your animal(s); or others allowed on the property during tenancy.
3. If you have an unpaid collection filed against you by a property management company or previous landlord.
4. If you have had three or more late payments of rent within a 12-month period.
5. If an eviction has occurred within the past six (6) years.
6. If you have received a current 3-day notice to vacate.
7. If you have had two (2) or more NSF checks or NSF ACH transactions within the last 12-month period.
8. If you have allowed person(s) not on the lease to reside on the premises in violation of the terms of your lease.
9. Failure to meet any of the stated rental criteria:
   • Identification requirements
   • Income requirements
   • Previous & current rental history
   • Credit requirements
   • Criminal background check
   • Animal Criteria

Next Step

Web: www.ReliancePmPros.com

https://webform.propertyboss.net/?