

Three Fountains One
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(713)-781-8660
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QUALIFYING POLICIES AND PROCEDURES FOR TOURING AND LEASING

TOURING:

Must have positive identification.

Must have a move-in date with-in 30 days.

Must have all roommates present at time of touring.

When residents do not constitute a family under fair housing laws, they must adhere to the following density requirements:

1 bedrooms 1 bath = 2 persons

2 bedrooms 2 bath = 3 persons

2 bedrooms 1 bath = 2 persons

3 bedrooms 2 bath = 3 persons

2 bedrooms 1 ½ bath = 3 persons

3 bedrooms 2 ½ bath = 4 persons

RENTAL CRITERIA:

1. Have someone at least 21 years of age occupying the apartment, unless the resident constitutes a family under the fair housing law.
2. Have a minimum of (3) three good credit references with the credit bureau report with no derogatory ratings.
3. Have a minimum of (6) six months good rental history with no derogatory and no debt owed to previous apartment community.
4. Have a minimum of (1) one-year verifiable employment, past or present.
5. Have a combined minimum income of at least (3) three times the cost of the apartment leased or its plus electric equivalent.
6. Must clear a criminal check.
7. Must provide accurate and complete information on the application form.

If the prospective resident qualifies on **ALL BUT ONE** of the above requirements, they may **pay an additional security deposit** equivalent to **three (3) times the original deposit amount**.

In order to hold an apartment, a specific apartment must be selected, a firm move-in date must be decided upon, an application must be completed and the application deposit and a non-refundable application fee must be paid.

APPROVAL: The prospective resident will be notified when the application has been approved or approved with added deposit. Three (3) attempts will constitute notification.

SHOULD FOR ANY REASON, THE RESIDENT DECIDE TO CANCEL AFTER THE APPLICATION HAS BEEN APPROVED OR APPROVED WITH ADDED DEPOSIT, THE ENTIRE DEPOSIT IS NON-REFUNDABLE.

I/We have read and understand the above listed requirements and agree to the terms as indicated above.

Prospective Resident

Prospective Resident

Date: _____