



Notice of Eligibility Requirements

The following is an abbreviated version of the Lone Star 4 Rent rental terms and conditions. Please read the full terms and condition on the application before applying.

Occupancy Guidelines – The following general occupancy standards apply based on 2 persons per bedroom, plus one per home. (Occupancy standards may vary by region based on local laws.)

One Bedroom	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons
Five Bedroom	Eleventh Persons

Age – Applicants must be 18 years of age or older unless deemed to be an adult under applicable law with respect to the execution of contracts.

Credit – A credit report will be completed on all applicants to verify credit ratings. Income plus verified credit history will be entered into a credit scoring model to determine rental eligibility and security deposit levels.

Income – Gross income for all applicants in one home will be combined and entered into the credit scoring model for income eligibility. Applicants must have a minimum combined gross income of 2.5 times the monthly rent.

EXAMPLE*

Monthly Rent = \$1,000.00

Minimum Combined Monthly Gross Household Income = \$2,500.00

**We consider many factors when evaluating applicant's ability to pay rent. The example above is for illustrative purposes only and does not guarantee that you will be approved. Some credit scoring results will necessitate further income verification. In such instances, verification with employer will be completed or applicant may be asked to produce additional financial statements/records.*

Employment – If your new employment is to begin shortly, the applicant must provide a “letter of intent” to hire from the employer, which must be written on Company letterhead and signed by employer and employee.

Self-Employment, Retired or Unemployed – Such applicants must provide the previous year's income tax return and the previous two month's bank statements, or twelve months of financial statements and must exhibit no negative references. Seasonal employment must be verified by providing the prior year's tax return.

Criminal History – A criminal background check will be conducted for each applicant and occupant age 18 years or more. Please read our complete terms and conditions for further information.

Rental History – Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history for the last 24 months.

Deposit Levels – The results of the credit score will determine the amount of Deposit required to lease the home. Standard Deposits will range a full month's rent to two month's rent which is contingent on credit scores.

Pets and Animals - Pets are generally allowed, but must be approved, there is a breed restriction list. (Service animals assisting residents and guests with disabilities are always permitted.) No more than three animals are allowed per home, except for fish. Animals must be no less than six (6) months of age, pet shots, records and photos will be required at lease signing. Pet deposits will be charged. Aquariums will be allowed with a 20-gallon maximum only with proof of insurance for the entire term of the lease. Please confer with your leasing agent on any questions not answered here.



Renter's Insurance Requirement – Residents are required to carry a minimum of \$100,000 Property Loss and Personal Liability Insurance coverage. In addition, we ask that you identify the home as a “Party of Interest” or “Interested Party” (or similar language as may be available) on the renter’s liability insurance policy. Proof of this coverage is required at lease renewal and/or time of possession.

Commitment to Equal Housing Lone Star 4 Rent is pledged to the letter and spirit of all applicable state and federal fair housing laws, including, without limitation, the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended), for the achievement of equal housing opportunities for all rental applicants and tenants throughout each of the states in which we operate. We encourage, foster and support an affirmative advertising, marketing and rental program in which there are no barriers to obtaining or enjoying housing because of race, color, religion, sex, handicap (disability), familial status, national origin or any other class of persons recognized under any applicable federal, state or local laws, rules or regulations. In addition, it is Lone Star 4 Rent policy to make reasonable accommodations for persons with disabilities in accordance with applicable fair housing laws.

Application does not create a lease this application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

Reason for Denial If this Application is denied, Landlord or Landlord’s agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

Falsification of Application Any falsification in Applicant’s paperwork will result in the automatic denial of Application. In the event that an Applicant falsifies his/her paperwork, owner has the right to hold all application deposits and fees paid to apply towards liquidated damages. Owner may also terminate the lease.

Please read the **full terms and conditions** on the application before applying.

Acknowledgement

Signing this Notice of Eligibility Requirements indicates that Applicant has had the opportunity to review Landlord’s tenant selection criteria and agrees to provide accurate information.

Signature: _____

Date: _____

Printed Name: _____

Signature: _____

Date: _____

Printed Name: _____