



Resident Qualification Standards

All applicants must satisfactory meet the following qualification standards. Walsh & Mangan and Precision Property Management adheres to Equal and Fair Housing Practices and does not discriminate on the basis of race, color, religion, sex, sexual orientation, disability, familial status, national origin, protected activities or genetic info. A copy of our privacy policy is available upon request. NO more than (4) unrelated people will be allowed on a lease contract and no more than two (2) persons may occupy a bedroom.

Application:

Each prospective resident, guarantor, and occupant over the age of eighteen is required to submit a completed application along with a one-time, non-refundable application fee of \$30 per application.

- Every blank on the application must be filled in or n/a put in the space if the question does not apply.
- Must be a minimum of eighteen years of age.
- Government ID must be shown.
- Non-US Citizens must submit passport or visa.
- Social Security numbers must be provided in order for the application to be processed.
- Applicants much have verifiable gross income of at least 3 times the amount of the monthly rent OR they may prepay the entirety of their lease in full if not utilizing a guarantor.
- Guarantors must have verifiable gross income that is 4 times the amount of the rent.
- Must have verifiable rental history or pervious home ownership.
- Money owed to another property management company, apartment complex, or owner may be an automatic rejection.
- Good or no credit. Good credit is signified as more positive than negative accounts within the past three (3) years.
- No cash payments accepted. Online ePayments through the provide portal are accepted. There is a \$2.00 fee for ePayments online.

Employment/ Income:

Applicants must meet ONE of the following income requirements.

1. Verifiable monthly income. Gross income from applicants will be combined to establish Gross Household Income which must meet or exceed the equivalent of three (3) times the monthly rent. Applicants must be submitted together for income to be combined.



Applicant(s) Initial

- a. Be employed continuously for at least one year and provide the previous and consecutive three month's pay stubs.
- b. If self-employed must provide the pervious 2 year's income statements or 6 months of bank statements.
- c. If a full-time student at a university or college in Brazos County and show enrollment of at least twelve (12) hours as an undergraduate or nine (9) hours as a graduate student.

All forms of income to be considered as verifiable monthly income, include social security, child support and disability support documentation must be provided with the application.

2. Guarantor. Applicants not meeting the income standards may apply with a guarantor who meets the verifiable income requirements. Guarantors must complete an application under the same guideline as an applicant.

Credit Check:

A credit report will be run on all applicants and guarantors. Credit check is a soft pull and will not affect your credit. To be approved an applicant must

- Not be delinquent or in collections with property management agency, apartment community, landlord or a gas, water or electric company.
- Show a positive credit history with no more than 50% negative trade lines, excluding medical and student loans, in the previous twelve (12) months.
- Have no eviction, bankruptcy, foreclosure, or repossession in the past thirty-six (36) months.

Criminal History:

A criminal background check will be run on all applicants. Applicants will be automatically denied for any felony offense within the past ten (10) years and/or any conviction, active parole, adjudication withheld or deferred adjudication in the past (10) years resulting from charges related to: violence against either person or property, a criminal offense involving firearms, the possession, manufacturing, or delivering of any controlled substance or drug paraphernalia, a criminal offense involving moral turpitude, prostitution or sexual offense, or offense including terrorism.

Additional Information:

- Additional deposit for having a pet(s) required.
- It is advised to get rental insurance.



Applicant(s) Initial