

NOTICE OF ELIGIBILITY REQUIREMENTS

* Please allow up to 72 hours to process your application. Review & Approval may take additional time. *

- ✓ Each adult age 18 & over must fill out and complete separate application.
- ✓ **Color** copy of each applicant driver's license or State ID and another form of ID.
- ✓ Application fee is \$75 per adult 18+ years, must be paid at time of application, via Zelle ,Venmo, or certified funds (cashier's check/money order) made out to JULIE NGUYEN. **Application fees are not refundable.**
- ✓ Minimum total combined household income is a minimum of 3 times the rent amount.
- ✓ 3 most recent pay stubs or proof of income per applicant. Self-employed – 3 months of bank statements and the most recent signed tax return.
- ✓ Less than perfect credit might be considered with additional deposits.
- ✓ Owner reserves the right to decline any applicant based on insufficient income, credit report, background check, and/or rental history.
- ✓ Each applicant must NOT have Felony Criminal Record, previous evictions, landlord collections, outstanding judgements or bankruptcy, or utility collections.
- ✓ **Multiple applications may be accepted on a single property simultaneously.**
- ✓ Incomplete applications can delay processing and/or may not be processed, such as phone numbers, emails, previous landlord, references, employer, etc.
- ✓ **All applications are subject to owner approval.**

In the event pets are allowed, it will be on a case-by-case basis. A \$200-\$500 of non-refundable pet fee per pet might apply. **Owner approval is required for any pet.**

- Pets must be current with vaccinations. Proof of pet's vet record is required.
- A photo of each pet must be submitted with the application.
- Some breed restrictions and/or weight limit for dogs will apply.

If the application is approved, the lease must be signed by all parties for it to be effective. The security deposit must be paid within 24 hours of approval. If not received, landlord has the rights to move forward with additional applications. All deposits must be paid directly to the landlord via Zelle or as certified funds (cashier's check or money order). The property will remain **ACTIVE** on the market until the deposit is received. Any pro-rated rent for a partial month and the first full month's rent (including pet fees, if applicable) along with a one-time \$200 admin processing fee due at lease signing.

Fair Housing – Our brokerage is committed to be in compliance with fair housing laws and do not engage in unlawful discrimination on the basis of race, color, religion, sex, national origin, familial status, disability or any other characteristics protected by law.

Acknowledgement – Signing this Notice of Eligibility Requirements indicates that Applicant has review and read to above Landlord's tenant selection criteria and agrees to provide accurate information.

Signature: _____ Print Name _____

Email Address: _____ Date: _____



5220 Spring Valley Rd., Ste. 160 Dallas, TX 75254

ULTIMA
REAL ESTATE

Voice/Text: 214.683.0939
Office: 972.980.9393
Fax: 972.980.9394

info@julieRE.com
www.julieRE.com

