



Tenant Selection Criteria

3010 East 18 1/2 St, Unit A, Austin, TX 78702

1. **Rental History:** Last two places of residency history must be provided in order to process your application. If you rented, landlord contact information must be filled out. We must be able to verify history. Evictions or unsatisfactory payment records are grounds for denial of an application.
2. **Employment History:** Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have employment history, please provide proof of income via bank statements showing deposits for at least the preceding three months, retirement or social security statements. We must be able to verify history and will reach out to confirm employment.
3. **Property Condition:** You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.
4. **Deposits:** Applicants must submit a security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and sign a lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application. If the owner permits a pet, a pet deposit must be paid on or before move in.
5. **Photo ID:** All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.
6. **Credit:** A credit report will be processed for each applicant 18 years or older. Minimum acceptable credit score is 680 but exceptions may be made based on exceptional rental history, income and other financial factors, increased security deposit and/or co-signers.
7. **Criminal:** A criminal background check will be processed for each applicant 18 years or older. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application.
8. **Pets:** Pets are subject to owner approval. Only cats and dogs are permitted. Pet must be older than 2 years of age. No bite or fight history. Pet application with vaccination records required. See Pet Policy for full details.