

**RESIDENT QUALIFYING CRITERIA FORM**  
***Eyes of Texas Properties***

We are delighted that you are interested in leasing a dwelling with our company. In order to help you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. A separate TAR rental application must be fully completed, dated and signed by each applicant over the age of 18 years old.
2. The rental application will be reviewed when submitted so we'll have all information needed to determine your eligibility.
3. Each applicant must provide government photo identification and allow it to be photocopied.
4. Applicants who are first-time renters or who do not have sufficient income under paragraph 6 below may qualify by having the lease guaranteed by a guarantor. The guarantor must complete and sign a Residential Lease Guaranty agreement. The lease may be guaranteed only by a relative or employer.
5. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available apartment, i.e., no more than two adults per bedroom, in most circumstances. See our attached family occupancy policy, covering various sizes and configurations of units and children's ages during the lease term.
6. Employment and monthly income must be verifiable. Total monthly income of all applicants must be **three** times monthly rent. (Otherwise, a guarantor is necessary.)
7. Applicant(s) may be denied occupancy for the following reasons:
  - Falsification of application by any applicant
  - Incomplete application by any applicant
  - Insufficient income (total of all applicants)
  - Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit
  - Poor credit history of any applicant (credit reports are obtained)
  - Poor rental profile of any applicant (rental history reports are obtained). Rental history of:
    - Non-payment or frequent late payment of rent
    - Eviction
    - Drug use
    - Poor housekeeping
    - Poor supervision of applicant's children
    - Unruly or destructive behavior by applicant, applicant's children or applicant's guests
    - Violence to persons or property by applicant, applicant's children or applicant's guests

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability or familial status.

**I HAVE READ AND UNDERSTAND THE ABOVE RENTAL CRITERIA.**

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Owner's Representative \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_