



## RENTAL QUALIFICATIONS FOR EAGLE HEIGHTS PLEASANTON

### Individual renters must meet the following criteria:

- The primary renter must be at least 18 years of age.
- A complete and true application must be submitted by each single adult that will regularly occupy a unit. Married couples may complete a single application.
- All adult renters and occupants must show valid, government issued identification.
- Persons convicted of any felony, or a misdemeanor related to theft or violence within the past seven (7) years will not be accepted.
- Registered sex offenders will not be accepted.
- A favorable credit history for the past two years is required. Medical expense related issues will not be considered. Foreclosure, bankruptcy or no credit may be acceptable upon meeting other criteria.
- Past and current employment must be verifiable for the last year.
- Monthly gross income must Equal at least three (3) times the monthly rent. Roommates must each make at least 2.5 times the monthly rent, or have at least one year of rental history together.
- A positive rental history of at least one year with no evictions or balances owed, or verifiable home ownership in good standing.
- Applicants who are not able to meet the minimum employment, credit and/or financial criteria may be accepted with additional security deposit, risk assessment and/or a qualified co-signer.
- Co-signers must have monthly gross income of at least five (5) times the monthly rent and meet the same employment, credit, and home ownership or rental history requirements.

### Policies

- Eagle Heights complies with all federal, state and local fair housing laws and requirements.
- Eagle Heights abides by the ethical standards and follows the policies and procedures of the Texas Apartment Association.
- Minimum lease term is three (3) months and six (6) months for individual renters. Exceptions require approval and special conditions.
- The application fee for individual renters is \$35 per single adult, or \$50 per couple. Application fees are non-refundable.
- The standard security deposit is \$150 for one bedroom units and \$250 for two bedroom units. Additional deposits may be required when employment, credit, or rental history is unfavorable.
- Individual renters must maintain renter's insurance that provides at least \$25,000 in structural damage coverage.
- Residents of Premium units will be entitled to one (1) reserved parking space per adult occupant.
- Pets are allowed, but not more than two per unit. An additional deposit of \$300 is required. \$150 of this amount is non-refundable. Additional rent of \$20 per month is also required. Only non-aggressive animals under 40 pounds are allowed. Owners will be held responsible for cleanup and damage in common areas.
- Service animals are welcome without additional deposit or monthly rent subject to verification of need by occupant's primary care physician.
- All occupants are required to abide by all community rules and policies in order to maintain a safe and enjoyable living experience for all.
- All prices and policies are subject to change without notice.

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_