

STATEMENT OF RENTAL POLICY

(revised 10/18)

Welcome to our community. Before you apply to rent a unit at Katy Terrace Apartments, 1205 Ave. A, Katy, TX 77493, please take the time to review this Statement of Rental Policy. The term "applicant(s)" under these criteria means the person or persons that will be signing the Lease as "resident"; the term "occupant(s)" in these criteria means the person or persons that are authorized occupants under the Lease. Some of our criteria apply to the applicants only; other criteria apply to all occupants. Please also note that these are our current rental criteria; nothing contained in these requirements shall constitute a guarantee or representation by us that all residents and occupants currently residing at Katy Terrace Apartments have met these requirements. There may be residents and occupants that have resided at Katy Terrace Apartments prior to these going into effect; additionally, our ability to verify whether these requirements have been met is limited to the information we receive from the various resident credit reporting services used. Rental applications must be processed simultaneously on all prospective leaseholders 18 years of age and older. An Application Fee must be paid for each applicant 18 years of age and older and is NON-REFUNDABLE. All applications for residency will be evaluated using the following criteria:

IDENTIFICATION:

A valid government issued ID is required for all applicants and occupants 18 years of age and older and will be required to fill out an application and pay the non-refundable application fee.

EQUAL HOUSING:

It is our expressed policy that we do not discriminate against anyone because of race, color, religion, sex, handicap, familial status, or national origin.

INCOME:

Monthly rent shall not exceed 33% of gross monthly income of all applicants. Monthly income will require pay stubs or written verification. (couples may qualify together)

BACKGROUND:

CREDIT:

A complete investigation of credit history of each applicant will be made and will require a satisfactory rating. A Social Security number is required to apply.

RESIDENCE HISTORY:

Present and previous residence will be verified for all applicants and proposed occupants and will require prompt payment, sufficient notice given, and a record free of outstanding balances. Residence for the past 3 years for all applicants and proposed occupants must be recorded on the application. All applications with a balance due or two or more disturbance calls will be declined. All evictions will be declined.

EMPLOYMENT HISTORY:

A minimum of one year stable employment of each applicant is required. (Will consider less if in the same field.)

CRIMINAL HISTORY:

Applicant may be denied occupancy if there is a criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in unit. Please remember that this requirement does not constitute a guarantee or representation that residents or occupants currently residing on the property have not been convicted of a felony or are subject to deferred adjudication for a felony, there may be residents or occupants that have resided here prior to this requirement going into effect; additionally, our ability to verify this information is limited to the information made available to us by the resident reporting services used.

OCCUPANCY:

Not to exceed two persons per bedroom.

INSURANCE:

Tenants will be required to consistently carry at least \$100,000 in Liability Insurance from the Insurance Company of their choice.

VEHICLES:

One vehicle parking space will be assigned per apartment lease holder. Only licensed, inspected and operational vehicles are allowed on the property. Commercial or recreational vehicles will require written permission from Management.

PETS:

An additional \$200 security deposit for one pet, (\$300 for two pets) and a \$200.00 non-refundable pet fee for one pet, (\$300 for two pets) is required and to be paid in full prior to move-in. Domestic animals only. Maximum of 2 pets per unit. Monthly pet rent is \$10.00 per month per pet. Pets will be subject to visual inspection and all community policies. Any breed of dog that is considered aggressive, vicious or dangerous such as, but not limited to, Pit Bull Terrier, Rottweiler, German Shepherd, Wolf Hybrid, Chow, etc. is not allowed at *any time* on the property.

WATER FURNITURE:

No water furniture is allowed.

Applicant Signature

Date

Applicant Signature

Date