

# ATX PROPERTY MANAGEMENT

## Tenant Selection Criteria



Our policy is to rent units in compliance with federal, state, and local fair-housing laws.

The following criteria applies to all potential applicants:

### **Applications must be submitted for each adult (18+ years) who plan on occupying the property**

We require verifiable identification for each applicant - government issued ID with photo

### **Income Requirements**

All applicants must collaboratively gross 3 times the monthly rent  
Verifiable work history and must provide proof of income documentation (paystubs, bank/deposit statements, offer letter — self employed may provide last 2 years income tax return)

### **Credit/Criminal**

650 or higher credit score preferred  
Clear rental history (no evictions or previous landlord judgements)  
Clear criminal history (felonies may result in automatic denial)

Guarantors are accepted, and most often required for campus properties (student rentals)

### **Pets**

If owner would like to allow pets, ATX Property Management requires a pet deposit and one-time pet fee for each animal. Breed restrictions apply, no aggressive animals.

Dogs:

\$200 deposit (refundable - is an increase to the original security deposit)  
\$200 fee (one-time charge at start of lease - this money is given to the property owner)

Cats:

\$150 deposit (refundable - is an increase to the original security deposit)  
\$150 fee (one-time charge at start of lease - this money is given to the property owner)