

Dodson Place Resident Qualifying Criteria

The following is the Resident Qualifying Criteria of Dodson Place, LLC (Landlord). It may be revised, modified, or updated from time to time by Landlord at Landlord's sole discretion.

Application and Notification

1. An application must be completed for each occupant 18 years of age or older, and any occupants under the age of 18 *and* deemed an adult under applicable law.
2. Roommates, unmarried couples, and all occupants over the age of 18 must submit a separate, fully completed and signed application
3. A non-refundable application fee, must be paid by each Applicant before an application will be processed.
4. All Applicants are required to present a valid government-issued identification, such as a Driver's license, state ID card, social security card, and/or appropriate federally issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
5. An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
6. The first Applicant to complete and submit the Application and all Application fees, pass the verification process, and pay all required deposits will be accepted.
7. Notifications of acceptance or denial will be made by email to the email address provided on your Application. Denials will include information regarding the credit and background check provider.

Resident Qualification Criteria

1. **Occupancy** - The maximum occupancy is two (2) persons per bedroom.
2. **Age** - Applicants must be 18 years of age or older, unless deemed an adult under applicable law.
3. **Credit**
 - An Experian, Transunion, or Equifax credit report or substantially similar report will be completed on all Applicants to verify creditworthiness. Eligible applicants must have a satisfactory credit history. **Verified credit history will be entered into an application scoring model to determine rental eligibility.**
 - Applicant may be denied if an Experian, Transunion, or Equifax credit score cannot be obtained.
 - Open bankruptcies will result in an automatic denial of your application.
 - Some credit results may require further verification.
4. **Income**
 - The combined household income must be a minimum of **three (3.0) times the monthly rent.**
 - If a household has more than three (3) Applicants, Landlord will use **only** the two (2) highest incomes in calculating the combined household income.
 - Employed applicants will be asked to produce pay stubs for the past four (4), consecutive weeks.
 - Additional legal sources of verifiable income may be accepted. Examples include social security, child support, disability, retirement, bank statements, and any other legal, verifiable income. Applicant must provide six (6) consecutive months of bank statements if an additional source of income cannot be confirmed from its source.
 - Applicants starting a new job may be required to provide an Offer Letter on employer letterhead confirming start date and compensation terms.
 - Except where starting a new job with a written Offer Letter, applicants must show 9 months of employment history with the same employer.
 - In instances where sufficient income requirements cannot be met, Landlord may elect to accept pre-paid rent or a Guarantor.
 - Some income results may require further verification.
5. **Guarantors**
 - Persons who are first-time renters, who have not owned a home, who are unable to meet income qualifications, or who have a poor credit history may qualify by having a lease guaranteed by a guarantor who meets these criteria.
 - A Guarantor must submit an application and pay a non-refundable application fee, if applicable.
 - Landlord allows only one Guarantor per household.
 - A Guarantor is subject to the same qualification requirements as an Applicant but must have an income of five (5.0) times the monthly rent.

- A Guarantor will be required to sign the lease.

6. Rental History

- Applicant must have an independently verifiable rental history for a minimum of 6 months with a management company or landlord who will verify rental history.
- Rental history must be supported by a copy of the lease, rental receipts, and/or utility bills in the applicant's name at that address.
- Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is determined by: Failure to pay rent timely and/or evictions filed within the three years, damages in amounts exceeding \$1,000, repeated disturbances not related to circumstances protected under Victims of Abuse Women's Act, prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises.
- Prior evictions may result in an automatic denial of your application.
- Applicant may be denied for an outstanding debt or judgment to any prior landlord.

7. Criminal History

- A criminal background check will be completed for each Applicant.
- In evaluating an Applicant's criminal history, Landlord will conduct an assessment of the risk to persons or property posed by an Applicant that may consider: (1) the type of crime; (2) the severity of the crime; (3) the facts or circumstances surrounding the crime; (4) the length of time that has passed since the crime; (5) the age of the Applicant at the time of the crime; and (6) evidence of rehabilitation efforts.
- Felony indictment or conviction for a crime listed in Section 92.025(b) of the Texas Property Code will result in an automatic denial of the application.
- Indictments or convictions of more than one Class A or Class B misdemeanor during the last ten (10) years, or a misdemeanor (indictment or conviction) for prostitution, burglary, sex offenses, or crimes against persons will result in an automatic denial of the application.
- Indictments or Convictions for the manufacture or distribution of a controlled substance will result in an automatic denial of the application.
- Landlord will not deny an Applicant solely on the basis of arrests or pending criminal actions, except as noted herein.
- Denied Applicants may petition Landlord for reconsideration by providing additional information to assist Landlord in its review of criminal history.

8. Pets

- No more than 2 pets are allowed per apartment.
- Pets exceeding 35 pounds are not permitted without Landlord's prior written approval. Certain dog breeds are not permitted, including, for example: Pit Bulls, Staffordshire Terriers, Rottweilers, German Shepherds, Chow Chows, Doberman Pinschers, Akitas, Wolf-hybrids, Malamutes, Huskies, and any mix containing one of these breeds. Dog breed or mix must be verified by veterinarian papers.
- Pet fees, pet rent, and/or deposits may be charged.
- Assistive animals for persons with disabilities are not considered to be pets and are not subject to the above pet restrictions. Assistive animals require Landlord's advance written approval.
- Livestock or poisonous, or exotic animals are not permitted.
- Water-filled aquariums are not permitted.

9. Vehicles

- No more than the lesser of one vehicle per adult resident or four (4) vehicles are permitted, except with advance written permission by Landlord (e.g., a single, additional work-issued vehicle).
- All vehicles must park in the parking lot.
- Vehicles must be operational and have current registrations.
- Boats and trailers are not allowed.

10. **Application and Administration Fee** – A \$55 non-refundable application fee is required per person over the age of 18.

11. **Renter's Insurance** - Landlord requires that residents obtain renter's insurance for casualties such as fire, flood, water damage, theft, and general liability. Renter's insurance should have a minimum of \$50,000 of liability coverage with Landlord identified as an Additional Insured (or other appropriate designation as available).

Equal Housing

