

THE FOLLOWING INFORMATION REPRESENTS SPECIFIC NOTIFICATIONS PERTAINING TO THE APPLICATION PROCESS AND GENERAL RENTAL POLICIES. THESE ITEMS INCLUDE THE MINIMUM LEASING QUALIFICATIONS WHICH EACH APPLICANT MUST MEET. APPLICANTS ARE REQUIRED TO SUBMIT A SEPARATE APPLICATION WHICH WILL BE EVALUATED ON AN INDIVIDUAL BASIS. IF APPROVED, THE SECURITY DEPOSIT WILL BE REQUIRED WITHIN 24 HOURS OF NOTIFICATION OF APPROVAL OR THE PROPERTY WILL REMAIN AVAILABLE TO OTHER APPLICANTS. APPLICATIONS ARE PROCESSED BY TIME STAMP RECEIVED.

ALL APPLICANTS MUST:

- a) be at least 18 years of age to submit an application;
- b) pay the application fee;
- c) be listed on the lease as an occupant;
- d) provide a copy of a valid I.D. as part of your submittal.

APPLICATION FEE: \$50 (payable to ETXPG)

PROOF OF INCOME: You must have verifiable monthly income of at least three (3) times the amount of the currently published monthly rental rate or an award letter for SSI, Disability, Trust Disbursements, or Royalty Disbursements.

EMPLOYMENT: You must have current, verifiable employment with two years' employment history, unless self-employed. Self-employed applicants must complete a separate **IVF (Income Verification Form)** as a part of the application process. We will verify all employment information and claims. Applicants who are newly employed, or accepting a new position, **MUST** provide a Letter of Employment or Offer Letter (on employer's company letterhead) as a part of the application process.

CREDIT HISTORY: We will process a credit report for each applicant. Your credit history must meet our predetermined screening criteria. Exceptions for medical reasons or prior bankruptcy will be considered. Applicants must have FICO score of 601 or higher for consideration. If you have a credit freeze on your file, you must have it removed for us to view your file.

RENTAL HISTORY: You must provide two (2) years of positive, verifiable residency indicating no outstanding debt to previous landlord(s). If you are breaking a lease with a current landlord, you must provide written release. This will be verified.

SMOKING: All of our properties are smoke free. Smoking on properties may result in termination of the lease and forfeiture of security deposit per **Section 17 (F)** of lease.

OCCUPANCY: Maximum occupancy is limited to two persons per bedroom.

PETS: Dogs and cats are allowed. Certain dog breeds are restricted*. See notes for strictly prohibited pet types. There is a maximum of two (2) pets per unit; current shot records required.

PET FEE: \$400.00 (Per Animal/Non-Refundable)

***Restricted Dog Breeds:** Akitas, Alaskan Malamutes, Bulldogs, Cane Corsos, Chows, Doberman Pinschers, German Shepherds, Great Danes, Mastiffs, Pit Bulls, Rottweilers, Siberian Huskies, Terriers, and Wolf Hybrids.

[*https://www.rent.com/blog/breed-restrictions-101/](https://www.rent.com/blog/breed-restrictions-101/)

Notes: Restricted Breeds include any animal mixed with the above list. We strictly prohibit reptiles, insects, birds, rodents, venomous creatures, any domesticated farm animals, and any type of wild animal.

BACKGROUND CHECK: We will run a complete criminal background check on each applicant. Please disclose any additional information related to items that may be listed on your report.

INSURANCE: You are required to purchase and maintain renter's or liability insurance during the entire lease term, and any renewal periods, that provides limits of liability to third parties in an amount not less than \$300,000 (per occurrence) for losses due to theft, fire, water, pipe leaks, and similar reasons. Our insurance doesn't cover the loss of, or damage to your personal property. Information on renter's insurance is available from the [Texas Department of Insurance](#).

AUTOMATIC REJECTION:

- a) Eviction by a prior landlord;
- b) Outstanding debt or unpaid damages to a previous landlord;
- c) Undisclosed criminal record, felony or misdemeanor;
- d) Being registered as a sex offender;
- e) Conviction of possession or distribution of a controlled substance;
- f) Conviction of spousal abuse or violent crime;
- g) Currently pending the outcome of a felony or misdemeanor charge;
- h) Bankruptcy in the past 7 years that has not been discharged/released;
- i) Invalid social security number;
- j) Outstanding federal tax lien, the repayment terms for which are not current;
- k) False information on your application;
- l) Incomplete application, including applicant signature on all pages of the application;
- m) Failure to pay the application fee at the time of application submittal.

NOTICE TO APPLICANTS

Applicants should research any concerns regarding sex offenders in any area where they might consider residing. This information is available free of charge at:

<https://records.txdps.state.tx.us/SexOffender/PublicSite/Index.aspx>

Professionally Managed By: **ETXPG**

6115 New Copeland Rd. • Suite 210 • Tyler, TX 75703 • VistaLagoTyler.com



903.630.0900

©2021 Vista Lago Partners LLC

DISCLOSURE: Real Estate brokers and sales agents are required by law to make properties available without regard to race, color, religion, national origin, sex, or familial status.