Rental Criteria

Here's what we look for when you apply to lease a home with All Door Realty & Management. Please read it before you apply.

At a glance

WHO APPLIES
Every adult, 18 or older, who will live in the home

INCOME
3x the monthly rent, or a guarantor earning 4x the rent

INCOME HISTORY
2 years of verifiable, steady income

CREDIT
Minimum score set by the owner and shown on the listing

EVICTIONS
No eviction judgment in the last 7 years

CRIMINAL HISTORY
Set offenses within set time periods, listed below

OCCUPANCY
2 people per bedroom; children under 2 not counted

ID
Valid government-issued photo ID for each adult

How we decide

- **Every adult applies.** Each person 18 or older who will live in the home submits an application and pays the application fee shown on the listing.
- **Income is combined.** We add up the income of all applicants in the household.
- **One household, one decision.** If one adult in the group does not meet the criteria, the whole application is denied.
- **The listing comes first.** Some owners set their own standards, such as a minimum credit score or whether they accept housing vouchers. Those standards are shown on the listing and apply to every applicant for that home.
- **Same rules for everyone.** We apply these criteria the same way to every applicant for a given home.
- **First come, first reviewed.** Applications are reviewed in the order they are completed, meaning all forms, fees and documents are received.

Income

Your household must earn at least **3 times the monthly rent** before taxes, with **2 years of verifiable, steady income**.

Your situation	Documents we need
Employed (30 or more paid hours a week)	Pay stubs for the last 2 months, plus proof of 2 years of steady income (such as W-2s or past employers)
Starting a new job	Offer letter on company letterhead, plus bank statements for the last 3 months showing an average balance of at least 3 times the rent
Self-employed	Tax returns for the last 2 years (we average them to find your monthly income), plus bank statements for the last 3 months
Relocating from out of state	Offer letter or letter of employment, plus bank statements for the last 3 months showing an average balance of at least 3 times the rent
Retired or receiving benefits	Current benefits statement, plus bank statements for the last 3 months showing an average balance of at least 3 times the rent

Guarantors. If your household does not meet the income standard, one guarantor may sign the lease with you. The guarantor sends the same documents but must show at least **4 times the monthly rent**, completes a separate application, pays a separate fee and must meet all other criteria. Only one guarantor is allowed per home.

Housing vouchers. Whether a home accepts housing vouchers, such as Section 8, is set by the owner and shown on the listing. For voucher holders, the income standard applies only to the part of the rent you pay.

Credit and debts

- **Credit score:** the minimum is set by each owner and shown on the listing.
- **Current on payments:** mortgages, auto loans and leases.
- **No unpaid debt** or judgment owed to a landlord or utility provider.
- **Bankruptcy:** none open; past ones discharged or dismissed.
- **Foreclosure:** none in the last 12 months.

Rental history

- **2 years** of verifiable housing history, renting or owning.
- **No eviction judgment** in the last 7 years.
- **No unpaid rent** owed to a past landlord.
- **No more than 2 late payments** in the last 12 months.
- **No returned payments** in the last 12 months.

Criminal history

We review convictions and deferred adjudications. An application will be denied for any of the following:

Offense	Time period
Required to register as a sex offender	Lifetime
Felony involving violence, a weapon, or harm to a child, elderly person or person with a disability	7 years
Felony involving the manufacture, sale or distribution of illegal drugs	7 years
Felony involving fraud, theft or identity theft	7 years
Other felony convictions	5 years
Misdemeanor involving violence, property damage, weapons or drugs	5 years

Time periods are counted from the date of conviction or the end of any jail or prison sentence, whichever is later. Applicants with a current warrant for their arrest will also be denied.

Occupancy

Up to 2 people per bedroom. Children under 2 are not counted.

Studio or 1 bedroom	2
2 bedrooms	4
3 bedrooms	6
4 bedrooms	8
5 bedrooms	10
6 bedrooms	12

Other requirements

- **Age:** every applicant and guarantor must be 18 or older.
- **ID:** a valid government-issued photo ID, such as a driver's license, state ID or passport.
- **Accurate information:** applications with false, inaccurate or incomplete information will be denied.
- **Government lists:** applicants must not appear on the U.S. Treasury Office of Foreign Assets Control (OFAC) list.

Your rights

- **Equal housing.** We follow federal and Texas fair housing laws and do not discriminate based on race, color, religion, sex, disability, familial status or national origin.
- **Disability accommodations.** You may ask for a reasonable accommodation in our rules or process. Assistance animals are not pets and are not subject to pet rules or fees.
- **If you are denied.** We will tell you in writing, name the screening company whose report we used, and explain how to get a free copy of the report and dispute anything that is wrong.
- **Policy changes.** These criteria may change at any time. We use the version in effect on the day you apply.

Applicant acknowledgment

Texas Property Code § 92.3515. Each adult applicant and guarantor signs below or in the online application.

> Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant signature

Date

Printed name

Property address