

Residence at Garden Oaks Resident Qualifying Criteria

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The following are the criteria for qualifying an applicant as a resident:

1. All applicants must be 18 years or older. Applicant must physically reside in the Rental for which they are applying and disclose all persons that will be occupying the Rental.
2. Roommates, unmarried couples, and all occupants over the age of 18 must submit a separate, fully completed and signed application.
3. All applications must be reviewed at the time of submission to ensure that we have information needed to determine eligibility.
4. All applications must provide a valid Driver's license, or state ID card, and a Social Security Card or appropriate Federally issued identification.
5. Family size must be appropriate for the available apartment, ie., no more than two persons per bedroom. Children older than 24-months are considered occupants of the apartment for occupancy standards all persons, regardless of age, are considered persons for RUBS purposes).
6. Resident should have owned a home or have verifiable rental history for a minimum of 12 months with a management company or landlord who will verify that:
 - Applicant has a good payment history; and
 - Applicant has not been foreclosed upon, evicted or broken a rental agreement.
7. Rental history from an individual or a house will be supported by a copy of lease, rental receipts, and/or utility bills in the applicant's name at that address.
8. 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 the lease guaranteed by a guarantor whose monthly income is at least (5) times the amount of rent, owns a home that shows up on their credit report, and meets all other qualifying criteria. Guarantor should be a relative or employer and must complete and sign a guarantor agreement provided by us.
9. Applicant must have a work history of at least 12 months. Employment and monthly income must be verifiable. Applicants who are self-employed must present previous year's tax return to verify income and employment.
 - Gross monthly income should be three (3) times the monthly rent, or a combined of four (4) times for roommate.
10. Credit checks will be run on all applicants. Eligible applicants must have a satisfactory credit history.
11. No person possessing any felony indictment or conviction for a crime listed in Section 92.025(b) of the Texas Property Code will be accepted. No applicant possessing more than one Class A or Class B misdemeanor (indictment or conviction) during the last ten (10) years, or a misdemeanor (indictment or conviction) for drug manufacture, distribution or possession with intent to sell, prostitution, burglary, sex offenses, or crimes against persons will be accepted.

It is the established policy of this property to observe all Fair Housing Laws. Housing will be made available to qualified applicants without regard to race, color, creed, sex, handicap, familial status, or national origin.

* We welcome up to two pets per unit. If you're renting with a dog, check breed restrictions. The following breeds are restricted: St. Bernard, Pit Bulls, Rottweilers, Chow Chows, Doberman Pinschers, German Shepherds, Siberian Huskies, Perro de Presa Canarios, Alaskan Malamutes, Akitas, American Staffordshire Terriers, Boxers, Great Danes, Mastiffs, American Bulldogs, and Wolf-hybrids. Additionally, any dog that may have the above designated breeds in their lineage is strictly prohibited. Make sure your pet is up to date on vaccines, licenses, and tags. Please provide proof of your pet's medical records (i.e. vaccinations, Rabies shots, tag registration, etc.)

*This criteria and application fees do not guarantee that all persons residing here meet the existing criteria due to length of residency, the criteria at the time of move-in, or incorrect information listed on the rental application.

Application Fee: \$55.00 (per Adult) (non-refundable)

Required with Application: ID/Driver License, Social Security Card, Check Stubs (3 Months)

Security Deposit: \$300.00 Two money order for \$150.00 and 50% of deposit is non-refundable if canceled after approval.

Pet Fee and Deposit: \$300.00 (per Pet) (one-time non-refundable pet fee), \$300.00 (per Pet) (refundable pet deposit) No aggressive breeds weight limit 40lbs. Proof of your pet's medical records (i.e. vaccinations, rabies shots, tag registration, etc.)