

E.C.H. MANAGEMENT SERVICES, LLC
13074 HWY 198
MABANK, TEXAS 75156
903-451-2304

RESIDENT QUALIFYING CRITERIA

Thank you for your interest in leasing one of our properties! To assist you in making your decision, we have listed below the criteria for qualifying as a resident with us.

1. Each applicant (persons over the age of 18 years) must complete an application. A **\$40.00 application fee is required to be paid.**
2. The rental application will be reviewed when submitted so we can have all the information needed to determine your eligibility.
3. Each applicant must provide proof of their identity (Drivers License, ID card, Passport, etc.)
4. If applicant's family will be occupying the apartment, the family size must be appropriate for the available apartment, i.e. no more than two people per bedroom.
5. Employment and monthly income must be verifiable.
Total monthly income of all applicants must be 3 times the monthly rent.
6. Room mate situations upon approval of owner and property manager. If approved, room mates will be held to the same rules/guidelines as the tenant listed on the contract.
7. The rejection of one co-applicant shall be deemed as a rejection of all co-applicants.
8. Applicant(s) may be denied occupancy for the following reasons:
 - Falsification of application by any applicant
 - Incomplete application by any applicant, or omission of pertinent information
 - Insufficient income for each applicant
 - Criminal history/arrest record will be reviewed on a case by case basis and will be reviewed by Management and Owners.
 - Poor rental profile of any applicant.

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or familial status.

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE SELECTION CRITERIA, WHICH INCLUDES REASONS MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, INCOME AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE SELECTION CRITERIA, OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, MY APPLICATION MAY BE REJECTED AND MY APPLICATION FEE MAY NOT BE RETURNED TO ME.

Applicant

Co-Applicant

Each adult 18 and older must fill out a separate application.

Rental Application

Property Details

Property Address		Non Refundable Application Fee	Security Deposit
------------------	--	--------------------------------	------------------

Anticipated Move In Date

Monthly Rent

Pet Deposit

Personal Information

Last	First	MI	SSN#	Birth Date	Email
------	-------	----	------	------------	-------

Other Names Used	Home Phone	Mobile Phone	Smoker?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------	------------	--------------	---------	------------------------------	-----------------------------

Other Proposed Occupants	Age	Relationship	Other Proposed Occupants	Age	Relationship
--------------------------	-----	--------------	--------------------------	-----	--------------

1)			4)		
----	--	--	----	--	--

2)			5)		
----	--	--	----	--	--

3)			6)		
----	--	--	----	--	--

Other Information

Your Vehicles

Emergency Contact (you may list more on back if desired)	Relationship	Phone	Make/Model	Year	Color
--	--------------	-------	------------	------	-------

Any pets?	Type/Breed	Weight/Age	Make/Model	Year	Color
-----------	------------	------------	------------	------	-------

Residency History

	Current Residence		Prior Residence		Prior Residence
--	-------------------	--	-----------------	--	-----------------

Address					
---------	--	--	--	--	--

City, State & Zip					
-------------------	--	--	--	--	--

Rent or Own	How Long?	Rent or Own	How Long?	Rent or Own	How Long?
-------------	-----------	-------------	-----------	-------------	-----------

Monthly Payment or Rent					
-------------------------	--	--	--	--	--

Dates of Residency	From	To	From	To	From	To
--------------------	------	----	------	----	------	----

Landlord or Mortgage Company					
------------------------------	--	--	--	--	--

Phone:	Phone:		Phone:		
--------	--------	--	--------	--	--

Reason for Leaving					
--------------------	--	--	--	--	--

Employment History

	Current		Prior		Prior or Other Income
--	---------	--	-------	--	-----------------------

Employer					
----------	--	--	--	--	--

Address					
---------	--	--	--	--	--

Phone					
-------	--	--	--	--	--

Name of Immediate Supervisor					
------------------------------	--	--	--	--	--

Position/Job Title					
--------------------	--	--	--	--	--

Dates of Employment	From	To	From	To	From	To
---------------------	------	----	------	----	------	----

Monthly Gross Pay					
-------------------	--	--	--	--	--

Reason for Leaving					
--------------------	--	--	--	--	--

Credit History

	Bank or Institution Name		Balance Due	Bank or Institution Name	Balance Due
--	--------------------------	--	-------------	--------------------------	-------------

Credit Cards					
--------------	--	--	--	--	--

Auto Loans					
------------	--	--	--	--	--

Other Loans					
-------------	--	--	--	--	--

Obligations	Monthly Payment	Obligations	Monthly Payment
-------------	-----------------	-------------	-----------------

List any other financial obligations and their minimum monthly			
--	--	--	--

and other minimum monthly
payments

--	--	--	--	--

Personal References

	Name	Address	Telephone
Reference 1			
Reference 2			
Reference 3			

General Background Information

Have any of the occupants listed above:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Broken a lease?	Been a Party to a lawsuit with current/former Landlord? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Declared Bankruptcy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Been Arrested?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Been Convicted or Placed on Probation for a Felony or Misdemeanor? If yes, please explain below.
---	--	-----------------	---	--	----------------------	--	----------------	--	--

By signing, the applicant represents that all of the above information is true and correct and hereby authorizes verification of the above items including, but not limited to, the obtaining of a credit report or background check. Applicant also agrees that all application fees are non-refundable. If any information is false, the Landlord is entitled to reject the application.

Signature	Date
-----------	------

X