

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

| | | | | | |
|--|------------|------------|---------------|-------|-------|
| Emergency Contact (you may list more on back if desired) | | | Your Vehicles | | |
| 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 their minimum monthly payments

Personal References

| | Name | Address | Telephone |
|-------------|------|---------|-----------|
| Reference 1 | | | |
| Reference 2 | | | |
| Reference 3 | | | |

General Background Information

| | | | | | |
|---|---|---|--|--|--|
| Have any of the occupants listed above: | Broken a lease? <input type="checkbox"/> Yes <input type="checkbox"/> No | Been a Party to a lawsuit with current/former Landlord? <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. <input type="checkbox"/> Yes <input type="checkbox"/> No |
|---|---|---|--|--|--|

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

X

Date