

# Waterhouse Properties Rental Criteria and Instructions

Security deposit is due with application submittal. Separate cashier's check or money order for application fee and security deposit. We do not accept personal checks or cash. You may pay online at [www.waterhousety.com](http://www.waterhousety.com) click the pay rent link for a link to pay deposit and application fee.

**Cashiers checks or money orders Payable to:**

**Waterhouse Properties**

## CREDIT HISTORY:

- Satisfactory credit is required for approval
- Credit items that would definitely disqualify an applicant: unpaid housing related judgments, housing related collections. Applicants with an eviction within the last 3 years: Denied
- If you and a roommate or joint tenant lack credit history/rental history additional deposit may be required.

## INCOME REQUIREMENTS:

- Gross income needed to qualify must be 3 times the rental amount. In the event of roommates or non-married persons, each person must qualify for this amount.
- Applicants are required to submit last 2 pay stubs with application. Self-employed individuals must provide one years' worth of tax filings.

## RENTAL HISTORY:

- Applicant must have 2 years of good verifiable rental or mortgage history from a non-relative.

## DISQUALIFICATIONS:

- Falsified information/documentation given during the application process.
- Evictions in the past three (3) years, a negative rental reference or a reference where the current/previous landlord would not re-rent for documented reasons.
- An applicant will be denied if they have been convicted, pled guilty or no contest to a felony crime within the past 7 years. Any felony related to murder, arson, or drug manufacturing, will cause immediate denial.
- Registered as a sex offender and/or a conviction of any sex crime will be denied.

ITEMS TO SUBMIT WITH APPLICATION:

- Application fee and security deposit
- Color copy of drivers license
- Proof of income
- Completed TAR application- page 4 to list:  
Waterhouse Realty/Kathy Teeter  
PO Box 323  
Hutto, TX 78634  
Ph 512-635-0598 Fax 512-684-0500  
kteeter@waterhouserealty.com

**Waterhouse Realty strictly adheres to the local and federal Fair Housing Guidelines**



National Association of Residential Property Managers