

Waterhouse Properties Rental Criteria and Instructions

Security Deposit and application fee (\$50) payable to Waterhouse Realty via cashier's check, money order or through the online portal at www.waterhouserealty.com, click on the "pay rent" link for a link to pay deposit and/or application fee.

Security Deposit and Admin Fee (\$150) due within 24 hours of approval.

Lease must be signed within 24 hours of receipt.

CREDIT HISTORY:

- Satisfactory credit is required for approval
- Credit items that would definitely disqualify an applicant: unpaid housing related to judgements, housing related collections
- Applicants with an eviction in 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. Higher deposit may be required for those not qualifying.
- Applicants are required to submit last 2 pay stubs with application. Self Employed individuals may be asked to provide on years' worth of tax returns or bank deposit info.

RENTAL HISTORY:

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

DISQUALIFICATIONS:

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

AGENTS: Please gather and submit these items with application- Please email documents in ONE complete email- do not have your client email listing agent directly

- Application fee
- Color copy of drivers license
- Proof of income
- Complete TAR Application – page 4 to list:
Waterhouse Realty/Kathy Teeter
PO Box 323
Hutto, TX 78634
PH 512-6350-598 Fax 512-684-0500
kteeter@waterhouserealty.com

Waterhouse Realty strictly adheres to local and federal Fair Housing Guidelines

