

# Investment Firewheel Partners, LP Application Criteria

**Prospective Tenant:** Please be advised, the decision to approve your application is entirely up to the Landlord of the Property in which you are applying for. Below are the guidelines and requirements of our qualifying criteria so that we may make a recommendation to the Owner based upon the following factors. **There may be multiple applications.**

1) **Complete the Lease Credit Application:** All occupants 18 years of age or older **must** complete a Lease Credit Application, pay all Application Fees (\$50 per person over 18 **nonrefundable**) and are required to be on the lease as a resident. Certified funds (cash, money order, cashier's check) must accompany all applications before application process begins. Make payable to **Investment Firewheel Partners, LP**, 120 E. FM 544 STE 72-146, Murphy TX 75094. Prospective tenant(s) are accepting the property in an "as is" condition. Applicant must submit application fee Prior to background check being run. Failure to do so will result in cancellation of the application and we will move on to the next application, no exceptions.

2) **Pet Deposit:** If owner permits a pet, an additional fee is required per the Owner's discretion. Pets are **always** case by case basis and ALL pet fees are nonrefundable, no exceptions.

3) **Income:** Income must be at least three times the amount of rent. Employment Verification will be sent to your employer. We require proof of two years of employment. Please include proof of income with you application. A copy of your most recent paycheck stubs or if you're self employed or retired we require a copy of your two prior years' tax return, no exceptions.

4) **Photo ID.:** All applicants must provide a legible copy of their driver's license.

5) **Employment:** A minimum of two years of employment history is required. A fulltime student that does not meet this requirement will require a co-signer. The co-signer for any applicant must meet all qualifying criteria and sign a "Residential Lease Guaranty".

6) **Rental History:** A minimum of two years of rental history is required. (Living in a property that is owned by a relative does not constitute a Tenant/Landlord relationship for rental verification purposes) Owning your previous residence may take the place of rental history. Occupancy must be verifiable.

## Qualifying Criteria

**Credit Issues past 24 months:** All credit issues are reviewed on a case-by-case basis. Additional security deposits may be required by landlord.

**Automatic Decline:** Applicants will be automatically declined for the following, no exceptions:

- Filing of a Bankruptcy in the past 24 months
- Anyone having been evicted by a prior landlord
- Anyone having damaged a previous rental
- Convicted of a felony, drug conviction or sex offender
- Falsification of application
- Invalid Social Security number
- Failure to pay Application Fee
- Any Application that has not been fully completed, including all pages signed

**Upon Approval of your application:** Applicants will perform the following:

- Sign the Lease Agreement
- Pay Deposit by Certified Check or Money order
- Pay non-refundable Pet Deposit by Certified Check or Money order
- Pay the 1<sup>st</sup> month's Rent by Certified Check or Money order
- You will NOT be allowed under any circumstances to occupy the property without full payment of all deposits and first month's rent. We also do NOT allow you to pay out the deposit over time.
- All Utilities MUST be in the tenants Name Prior to occupying the property.
- Tenant must provide proof of renters insurance Prior to Occupying the property.

**Signature: By signing this document you have reviewed the Qualifying Criteria and understand that this is the basis of how the results of your application will be determined. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.**

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Prospective Tenant Signature Date

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