



1229 Main St.  
Garland TX 75040

Office: 972.205.9500  
Fax: 888.896.1024  
Text: 214.577.6444

## PROPERTY LEASING REQUIREMENTS

Linda Waller, Property Manager, supports The Fair Housing Act, as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or family status. The following are the guidelines and requirements of the qualifying criteria.

1. **Completion of Lease Application.** Applicants must be 18 years of age. All occupants 18 years of age or older must complete a Lease Application at [LindaWaller.com](http://LindaWaller.com). The Lease Application must be **completed in its entirety**, including each applicant's Social Security number. There is an Application fee of \$50.00 per applicant. The fee(s) must be paid by cash, money order or cashier's check made to **Linda Waller** or by the PayPal link at [LindaWaller.com](http://LindaWaller.com). Applications may be delivered, mailed, faxed or scanned to LindaWaller.com or Linda Waller 1229 Main St. Garland TX 75040. There is a night drop in the front door.
2. **Income.** Monthly income must be at least three times the amount of rent. Applicant must provide two recent pay check stubs and any additional documented income the applicant desires to be considered. If self employed, applicant must provide the prior year's tax return.
3. **Credit.** A credit and criminal background report will be ordered on each applicant 18 years of age and older. These reports (including social security numbers) are sent to an outside vendor to process. Excessive late payments, defaults, and/or unpaid rental related debt may be grounds for denial. If there are any credit problems, additional deposit may be required for approval. Landlord's decision to lease may be influenced by criminal activity. **Once the credit report has been run, the application fee will not be refunded.**
4. **Photo Identification.** Applications are required to provide a copy of each applicant's Drivers License or other approved photo ID.
5. **Rental History.** All rental history provided on the Lease Application will be verified. Failure to provide all required information, providing inaccurate information, or information learned upon contacting previous landlords may influence the applicant's approval by the Landlord.
6. **Automatic Decline of Application.** Applicants will automatically be declined for the following reasons: false or misleading information provided on the Lease Application, invalid social security number, failure of all applicants to pay application fee, incomplete applications missing required data or not signed by applicant, any household member that is a registered or unregistered sex offender. **Once the credit report has been run, the application fee will not be refunded.**

7. **Term.** A two (2) year lease is required in most cases.
8. **Approval Process.** Once Landlord approves an application, the Move-in funds (security deposit, pro rata rent and pet deposit) must be paid in guaranteed funds (cashier's check, money order, cash or by credit card at LindaWaller.com) and the lease executed within 48 hours of acceptance. **Until that time, the property will remain on the market.**
9. **Rent.** If you move in any day other than the 1<sup>st</sup> day of the month, your prorated rent is due the 1<sup>st</sup> day of the 2<sup>nd</sup> month. If you need your rent to be due on a date other than the 1<sup>st</sup> day of the month, discuss prorated amount with Linda Waller.
10. If all occupants over 18 years of age die during the lease, Landlord may: (i) permit the person named below to access the property at reasonable times in Landlord's or Landlord's agent's presence; (ii) permit the named person to remove your personal property; and (iii) refund the security deposit, less deductions, to the named person. **If approved for Lease, do you want the emergency contact listed on you Application used for this?**  Yes  No If not please fill in below.

**Name:** \_\_\_\_\_ **(relationship to you)** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone #:** \_\_\_\_\_  
**E-mail address:** \_\_\_\_\_

11. **Lawn Care.** We do not provide lawn maintenance.
12. **Décor.** Occupants may not paint. If a color change is wanted, the property manager will have a contractor paint at the occupant's expense. Call for a quote.
13. **Appliances.** Refrigerators are **NOT** provided.
14. **Pets.** Are you aware of any prior incident or propensity/predisposition for any of the pets described in your lease to harm persons or other animals?  Yes or  No
15. **Miscellaneous.** Call or e-mail Linda with any questions at 972-205-9500 or [dallasmayfair@aol.com](mailto:dallasmayfair@aol.com). There is a night drop in front door at 1229 Main St. Garland TX 75040. No applications will be processed until the application fee is received. **Once the credit report is run, the application fee is nonrefundable.**

I acknowledge that I have read, understand and agree with the above screening criteria.

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

