



8122 Whisper Oak
San Antonio, TX 78266
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Application Process & Screening Criteria

We are delighted that you are interested in leasing through our company. Ready Rentals, LLC is committed to Equal Housing Opportunity and we fully comply with the Federal Fair Housing Act. We do not discriminate against any person because of race, color, religion, sex, handicap, familial status, national origin or age. We also comply with all state and local fair housing laws. We have listed below the criteria for qualifying as a resident with us.

1. **APPLICATIONS:** Each person over the age of 18 MUST fill out an application. The applications are done online at www.readyrentals.info. Application fees are \$50 each. Please note that you will need to upload a copy of your driver's license and your 2 most recent pay stubs
2. **DEPOSITS:** Security deposits are typically equal to one month's rent. Each unrelated Applicant age 18 or older will be required to pay a security deposit upon approval of their application, this includes roommates.
3. **PETS:** Most properties accept pets but all pets are considered on a case by case basis and all properties are restricted to 2 pets. Restricted breeds include Pit Bulls, Doberman Pinchers and Rottweilers. Pet fees start at \$300 per pet depending on weight. Each owner reserves the right to exclude puppies or require additional pet fees. Pet fees are non-refundable and required prior to taking possession.
4. **PROCESS:** Applications are run of a first come, first serve basis. When you apply online, we will begin processing the application on the following business day. Applications typically take a minimum of 24-48 hours to process. To expedite your application please provide all the documentation and pay stubs when applying. It is your responsibility to provide all information to process your application. Each Applicant must provide valid state-issued or military photo identification and allow it to be photocopied.

5. **INCOME:** Employment and monthly income must be verified. Total monthly income of each applicant or married applicants must be at least **three times the monthly rent**. Financial capability must be proven in writing for any non-employed person.

Applicant(s) may be denied occupancy for the following reasons:

- Falsification of application by any applicant
- Incomplete application by an applicant
- Insufficient income
- Criminal conviction, history of violent or sexual crime committed by any applicant or their occupants (including children)
- Poor credit history of any applicant (credit reports are obtained)
- Poor rental profile of any applicant (rental history reports are obtained)
- Collections from property management companies with respect to rentals

Rental history of:

- Non-payment or frequent late payment of rent
- Eviction
- Broken lease or amount still owing previous landlord
- Drug use
- Poor housekeeping
- Unruly or destructive behavior by applicant, applicant's children, or guests
- Violence to persons or property by applicant, applicant's children, or guests

Signing this acknowledgement indicates that you have had the opportunity to review the resident qualifying criteria. The qualifying criteria may include factors such as criminal, credit, and rental histories, plus current income. If you do not meet the qualifying criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded. Once the application is approved and the deposit has been received to hold and remove the property from the market, the deposit becomes non-refundable at that time, even if a lease has not yet been signed.

Signature: _____ Date: _____

Signature: _____ Date: _____

Exceptions to these rules can be made on a case by case basis. Final approval authorization lies with the Property Manager and/or the Owner of the property.