

Three Fountains One

2313 Fountain View Houston, Texas 77057

(713)-781-8660

QUALIFYNG POLICIES AND PROCEDURES FOR TOURING AND LEASING

TOURING:

Must have positive identification.

Must have a move-in date with-in 30 days.

Must have all roommates present at time of touring.

When residents do not constitute a family under fair housing laws, they must adhere to the following density requirements:

1 bedrooms 1 bath = 2 persons

2 bedrooms 2 bath = 3 persons

2 bedrooms 1 bath = 2 persons

3 bedrooms 2 bath = 3 persons

2 bedrooms 1 ½ bath = 3 persons

3 bedrooms 2 ½ bath = 4 persons

LEASING:

Have someone at least 21 years of age occupying the apartment, unless the resident constitutes a family under the fair housing law.

Have at least (3) three good credit references with the credit bureau report with no derogatory ratings.

Have at least (6) six months good rental history with no derogatory.

Have at least (1) one-year verifiable employment, past or present.

Have a combined income of at least (3) three times the cost of the apartment leased or it's plus electric equivalent.

Must clear a criminal check.

If the prospective resident qualifies on **ALL BUT ONE** of the above requirements, they may pay an additional security deposit equivalent to one month's rent or have a local qualified guarantor.

We do not accept vouchers of any kind for rent. This includes, but not limited to, vouchers from FEMA, the City of Houston, and any other government or private organization.

In order to hold an apartment, a specific apartment must be selected, a firm move-in date must be decided upon, an application must be completed and the deposit and a non-refundable application fee must be paid.

APPROVAL:

The prospective resident will be notified when the application has either been approved or denied. Three (3) attempts will constitute notification.

SHOULD FOR ANY REASON, THE RESIDENT DECIDE TO CANCEL AFTER THE APPLICATION HAS BEEN APPROVED FOR MOVE- IN THE ENTIRE DEPOSIT IS NON- REFUNDABLE.

Prospective Resident

Date