



3G PROPERTIES' TENANT SELECTION CRITERIA

Pursuant to Property Code Section 92.3515, 3G Properties Group considers all complete applications until we have presented a lease offer to an approved applicant. Please note that all of our properties are smoke-free including garages and/or sheds.

3G Properties has a responsibility to our Landlord clients to keep vacancy times to the least number of days possible. Please be aware that your application may be denied if you request a move in date more than 2 weeks beyond the advertised move in availability date. There is a \$250 Rapid Move in Fee for requested move in dates that are less than 4 days from receipt of completed Tenant Application.

PLEASE NOTE: Application fee of \$50 per applicant will not be refunded under any circumstances.

Each property has a \$150 on-boarding fee paid by applicant(s) once approved

YOUR APPLICATION IS CONSIDERED COMPLETE WHEN WE HAVE THE FOLLOWING

- Completely filled out and signed Residential Lease Application for EACH occupant 18 and older. If we are missing contact information for your employer or prior landlord, your application is not complete. Go to <https://www.3gpropertiesgroup.com/homes-for-rent> to submit application
- A **legible** copy of each applicant's driver's license or government-issued photo ID. If we cannot see your face clearly in the photo ID, your application is not complete.
- Copies of the last **2 month's pay stubs** should be provided as proof of income.
- If you are self-employed, we will ask to see your most recent tax return (all pages)
- We require at least 3 years of residential history.
- Complete Pet Screening. Go to: <https://3gpropertiesgroup.petscreening.com/> Note: ALL applicants must complete.

LEASE APPLICANT CRITERIA

3G Properties screens all tenant applications for credit, criminal, and eviction. An applicant must meet the following criteria to be approved.

Minimum Credit/Income Standards

Income to rent ratio	3:1	Income to debt ratio	2:1
Income to debt + rent	1.5:1	FICO score	600+

3G Properties runs credit through Experian's mortgage lending version. This score can quite often come in lower than other FICO reports. If income ratios meet criteria but FICO score does not, or if applicant does not have a credit history, applicant may be requested to provide a guarantor. Guarantor must meet minimum 600 FICO score.

Multiple applicant scores will be averaged. If income ratios meet criteria but FICO score is between 585-599, applicant will be required to pay security deposit equal to 150% of rent. FICO score between 550-584 will require security deposit equal to 200% rent. FICO score between 500-549 will require security deposit equal to 300% rent. Single applicants with credit scores below 500 will not be approved. No exceptions!

Criminal Background Standards

We will check Criminal, Sex Offense, and Terrorist Databases for all occupants over 18. Criminal backgrounds with Felonies resulting in bodily harm or intentional damage or destruction of property for example, "arson:" within the last 7 Years, or Felonies for illegal manufacture or distribution of a controlled substance within the last seven years, or any person required to register as a sex offender are all grounds for denial of an application. Applicants with Misdemeanor convictions will be considered on a case by case basis. Misdemeanor convictions older than 7 years will not be counted against an applicant.

***An exception may be made for type and or age of offense, please provide details to the Property Manager.*

Eviction Background Standards

Applicants with more than 1 prior eviction will not be approved.
Applicants with only 1 prior eviction will be considered only if the eviction was more than 5 years ago.

Pet Policy

Pets will be accepted upon approval through [petscreening.com](https://www.petscreening.com) (see above for link) and a \$300 Non-Refundable Pet Fee per pet. Only 2 pets allowed with combined weight of 50lbs. Over 50lbs requires landlord approval.