

Leasing a Property from Carlos Cavazos Realtors

1. Text agent and verify property is still available 214.321.4143 as app fees are non refundable. Also, verify move in date is acceptable.
2. Go to CarlosCavazos.com and view our available property listings. Click on "Apply Online". All occupants over 18 must apply. \$55 per applicant fee. (\$45 + \$10 rentvine processing fee).
3. Provide copy of last 2 mo. paystubs for applicant. We may require tax returns/bank statements to prove income as well.
4. Provide picture ID of each applicant.
5. Apps will usually take 2 business days unless incomplete info is provided or there are special circumstances
6. Go to: <https://ccrealtors.petscreening.com> and fill out a pet screen whether you have pet or not. This will determine what your pet rent is so providing complete verifiable info is crucial. \$150 upfront pet fee per pet plus monthly pet rent to be determined by petscreen score so please fill out completely.

Leasing Criteria

1. Require income to be minimum 2.5x the rent. Verifiable.
2. Rental history weighs heavily mainly from apartment complex or professional management company.
3. No evictions in last 5 years and rental history must be reestablished.
4. Credit score should be 620+ or may require more deposit.
5. Owner may require additional deposit if criteria is not met.
6. Deposit will NOT be broken up and is due within 24 hours off acceptance.

Once accepted

1. Upon approval deposit is due and lease will be sent for signatures via DocuSign or Rentsign. Must be completed within 24 hours of acceptance or we will move on to next applicant.
2. First month's rent will be due prior to move in. If it's prorated that will go into effect the following month. Full month's rent is due before move in.
3. Fees: \$150 lease admin fee at signing, \$150 pet fee (if applicable).