

Mission Woods Rental Selection Criteria



25469 Borough Park Dr.

Spring, TX 77380

(281) 363-4186

This community is an Equal Opportunity Housing Provider and does not discriminate against any person, for any reason whatsoever, including those reasons defined as federal, state, county, and city's protected classes such as: race, color, national origin, religion, sex, handicap, familial status, marital status, sexual orientation, gender identity, age, ancestry, veteran/military, or student status.

Occupancy Standard – A maximum of three (3) persons per bedroom with no more than two (2) adults per bedroom are permitted. Adult is defined as a person over the age of 18.

Age- Leaseholder(s) must be 18 years or older, including head of household. All occupants 18 years or older are required to complete an application, even if living with a parent or guardian.

Tax Credit Apartments - Tax credit apartments are income restricted. All sources of earned and unearned income must be verified in writing. Maximum household income amounts for tax credit apartments may be obtained from the Property Manager or Leasing Consultant.

LeasingDesk Score –We use a third party screening service, LeasingDesk, to evaluate each applicant. LeasingDesk assigns a score based on the following factors:

- **Income** – Gross monthly income of household must be 2 times monthly resident paid portion of rental amount. For tax credit apartments, gross annual household income may not exceed the maximum income limit per household size.
- **Rental History** – Applicant must have six (6) months of current consecutive rental history. In a roommate situation, each roommate must have six (6) months of current consecutive rental history. The property manager will obtain landlord verification on an applicant's previous rental history. Landlord cannot be a family member (parent, aunt, uncle, brother, etc.). Applicants with negative housing history will be denied. Applicants with no rental history will be required to pay an extra security deposit equal to the full standard deposit amount for the unit type.
- **Credit Scoring** – The past two years of credit history is evaluated including: collections actions, charge-offs, judgments, open bankruptcies, and foreclosures. Student loan and medical debt are not evaluated. Applicants with unpaid utility accounts or owe money to an apartment community will be denied. Applicants with no credit history will be

required to pay an extra security deposit equal to the full standard deposit amount for the unit type.

- **Employment** – Applicant must have six (6) months of current consecutive employment or be retired, a student, or disabled with a verifiable source of income. In a roommate situation, each roommate must be employed or be retired, a student or disabled with a verifiable source of income. Gift letter as a sole source of income is not acceptable.
- **Criminal Background** – Felonies; misdemeanors involving assault, burglary, crimes against a person, drugs or weapons; and all sex crimes, from any time frame, are cause for rejection. Backgrounds for all adult applicants will be checked.
- **Rental and Credit combined** – If “no rental” and “no credit” exist, the applicant may be approved with a deposit equal to one month’s full rent as long as the applicant meets employment criteria.

LeasingDesk Score Results - 0-354 Fail, 355-520 Conditional, 521-1000 Pass

Scoring Applicant Groups - When scoring groups together, the scoring system will take the lowest individual score and apply it to the group.

Animals - One (1) domesticated pet may accepted. Weight limit for any animal allowed is 35 lbs. at full maturity. The following breed and/or mix breeds are prohibited: Akita, American Bull Dog, American Pit Bull Terrier, American or Bull Staffordshire Terrier, Briard, Borzoi Hounds, Bull Mastiff, Bull Terrier, Cane Corso, Chow, Dalmatian, Doberman Pinscher, Dogo, German Shepherd, Great Dane, Great Pyrenees, Husky, Irish Wolf Hound, Komondor, Malamute, Neapolitan Mastiff, Pit Bull, Rottweiler, Scottish Deerhound, Spitz, St. Bernard, Stafford Terrier (sic), Presa Canarios, Shar Pei, Toso Inu and Wolf-Dog Hybrid. Exotic animals and reptiles are not accepted. Additional restrictions may apply. All animals must be photographed by management before approval. A refundable pet deposit of \$350.00 per pet is required. It is our policy not to charge a pet deposit for support animals. Support animals are not considered pets and are allowed to reasonably accommodate a handicapped leaseholder or occupant.

Full-Time Students – Must inform office staff if you were a full time student within this calendar year. Restrictions do apply.

Violence Against Women Reauthorization Act of 2013 – An applicant may not be denied admission, or be evicted, on the basis that the applicant or tenant is, or has been, a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualified for occupancy.

