

Criteria For Residency

Thank you for your interest in one of ALPS homes. Our goals are to find the best residents for our homes and to provide excellent service to our residents.

General Requirements

1. Positive picture ID is required.
2. All applicants 18 and over must complete an application.
3. In the case of multiple residents, at least one person must qualify. Incomes cannot be combined unless occupants are married.
4. Application must be completely filled out and signed. Incomplete applications will not be processed.
5. Each person 18 years and older, including any guarantor if applicable, must pay an application fee prior to processing the rental application; Checks should be made payable to ALPS, Inc.
6. Property will remain on the market during the approval process. Submission of the application deposit will expedite the process after approval.
7. Applicant acknowledges and accepts that ALPS represents the owner of the property for which applicant is applying.

Rental Requirements

1. Two years of verifiable, favorable residence history from a third-party landlord is required.
2. Rental history demonstrating residency, but not by a third party, may require an additional security deposit.
3. A criminal background check will be performed.
4. Home ownership will be verified through tax assessor's office or credit report.
5. The following factors will be considered in denying an application or changing the offering terms:
 - a. Having been sent a 3 day notice to vacate
 - b. Giving insufficient funds check(s)
 - c. Previous eviction
 - d. Previous past due rent or other charges outstanding to a landlord
 - e. Previous property damage
 - f. Failure to have given a proper 30 day notice/Breach of lease
 - g. Previous or present rude and disruptive behavior
 - h. Making false statements on the application

Income Requirements

1. Monthly income must equal approximately three (3) times the monthly rent.
2. If monthly income does not equal at least three (3) times the stated monthly rent amount, the last month rent or additional deposit may be requested to be paid in advance.
3. If we are unable to verify income, at least 3 months of paycheck stubs or other proof of income will be required.
4. If applicant is unemployed the application will be denied unless acceptable proof of income from other sources is provided.
5. Self-employed applicants must provide two years' tax returns or a P & L statement acceptable to ALPS.

Employment Requirements

1. Verifiable employment and/or other income is required.
2. Applicant will be denied if we are unable to verify the income or employment status.
3. Self-employed applicants must produce written verification of work history through tax returns or bank statements.
4. If applicant does not meet the stated employment criteria but otherwise qualifies, an additional deposit may be required.

Credit Requirements

1. A credit score of 600 or above is required
2. Outstanding bad debts being reported on credit report may result in denial or require an additional deposit, additional rent paid in advance and/or a qualifying guarantor.
3. Excessive collections may result in denial, require an additional deposit, additional rent paid in advance and/or a qualifying guarantor.
4. Outstanding debt to property management or landlord may result in denial.
5. Non-discharged bankruptcy will result in denial.
6. After discharged bankruptcy, applicant must show six (6) months of positive established credit.

Dogs and Cats

1. Dogs and cats must be at least 1 year old and weigh 35 pounds or less. No puppies or kittens are allowed. Larger dogs of accepted breeds may be allowed with an increased pet deposit; check with management company prior to application. A non-refundable fee for the pet will be charged to process the application and prepare the forms. A refundable pet deposit will be charged for each animal. The rent may be increased per month for each pet. The following breeds will not be accepted in the property: Doberman, Chow, Pit Bull, Rottweiler and other large breeds. ALPS may require breed and weight information from a veterinarian. Support and Service Animal status must be verified.

Criminal Convictions

1. Criminal Conviction Criteria - We abide by principles of equal opportunity, and welcome all responsible renters into our homes. Upon receipt of the rental applications and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been convicted of, or pled guilty to or no-contest to, any crime. Your application will be subject to denial if our search establishes the following:
 - a. A conviction, guilty plea or no-contest plea, ever for child sex crimes; or
 - b. A conviction, guilty plea or no-contest plea, within the last seven years for: any felony involving serious injury, kidnapping, death, arson, rape, sex crimes, or drug-related offenses (sale, manufacture, delivery or possession with the intent to distribute) class A felony burglary or class A felony robbery; or
 - c. A conviction, guilty plea or no-contest plea within the last seven years for any other felony charges not addressed in b) above ;
or
 - d. A conviction, guilty plea or no-contest plea, within the last seven years for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex related, drug related (sale, manufacture, delivery or possession) property damage or weapons charges;
or
 - e. A conviction, guilty plea or no-contest plea, within the last 2 years for: any class B or C misdemeanor in the above categories or any misdemeanors involving criminal trespass, theft, dishonesty or prostitution.
 - f. A multiple offender

Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held waiting resolution of pending charges.

Vehicles and Parking

1. Vehicle restrictions are different for each property. Typically, 2 cars are allowed for a single family home with a 2 car garage, and more vehicles can often be allowed.
2. Condominiums, apartments, and other multi-unit properties often have special parking rules, restrictions and limit the number and type of vehicles allowed.
3. It is the responsibility of the applicant to verify the subject property will accommodate the parking and vehicle needs of the applicant.
4. No boats, trailers, rv's, or other mobile towed property are allowed to be stored in driveway or public spaces on properties.

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ALPS, Inc. Licensed Real Estate Brokers in the state of Texas