

Austin Manage, LLC

LEASING POLICIES AND SELECTION CRITERIA

INCOME

Gross household income must be at least 3 times the monthly market rent. If income qualifications cannot be met, a qualified Guarantor may be acceptable. The Guarantor must also earn at least 3 times the monthly market rent, and also qualify based upon the rest of our rental criteria as well.

Credit History

Applicant's credit and criminal history report will be verified through Appfolio, a third party verification service. Credit scores below 620 will disqualify any applicant. An applicant with no credit score is considered to be an applicant with a credit score below 620.

Criminal History

A history of any past felony criminal charges will disqualify any applicant. A history of any violent or sexual crimes, either misdemeanor or felony, will disqualify any applicant. All other criminal charges are determined on a case-by-case scenario. We have the right to accept or deny any applications with a criminal history at our own discretion.

Rental History

Any applicant with an eviction or an outstanding balance due to a past property or management company will automatically be declined. Any prior issues such as late payment history, NSF checks, disturbances, and apartment damages will disqualify any applicant

Occupancy Limits

Occupancy limits will not exceed two (2) persons per bedroom. Efficiency and studio apartments are considered one (1) bedroom.

Pet Policy

No more than 2 pets are allowed per property. No aggressive breed dogs are allowed. Pet deposits, pet fees, and pet rents may vary by property and are at each individual property owner's discretion.