

Kennerly Properties, Inc.



GENERAL LEASE APPLICATION GUIDELINES AND TENANT RESPONSIBILITIES INQUIRE ABOUT OTHER RESPONSIBILITIES.

Application Fees are NOT refundable, so do not apply if you do not qualify.

- Application fee is \$35.00 per adult over 18.
- You may fax or email application & all needed info below to
- Fax 214 447 9226
- Brad@KennerlyProperties.com
- Also feel free to call or text Brad Kennerly's cell 469-688-2723
- You may deliver to our secured locked drop box at street or mail application fee(s) to below address
- 5917 Willowcross Way
- Plano, TX. 75093

You must have a credit score of 675 or higher and good credit.

- If you have rental judgments or evictions, you will not qualify.
- Income must be three times the rent. *Room-mates must qualify individually we do not combine incomes. Market conditions may cause a scenario whereby multiple application are received on same property, in this case the most qualified applicant will be chosen in the event all are well qualified owner may take first received, and your app may be denied.*

All adults 18 or over must complete an application.

- Must fill out application completely with all needed phone numbers, addresses, employment information and signature. *All adults must provide copy of last 6 months pay stubs or w-2*

Include copy of state issued driver's license for all adults.

- Application will not be processed without it.
- Picture must be clear, and no information redacted.

If you are self-employed, we will need *last year's signed tax return and/or six month's bank statements* to support reported income. Owner may require both.

If property *will* allow pets, *submit photo of pet with application.*

- See listing for pet restrictions and deposit amounts.
- No Pets over 20#'s if approved by owner additional deposit required

Tenants' responsibilities, unless otherwise stated and agreed in lease:

- All yard care including but not limited to fertilizing and weed control, with Tru-Green ChemLawn, (only if not covered by HOA),
- Renters Insurance.
- Carpet cleaning at end of lease term with company specified in lease,
- Watering foundation and lawn on schedule, (single family homes only),
- Full compliance with any Homeowner's Association rules, if applicable,
- Cashier's check/money order for deposit(s) & all move in money
- No smoking inside of property including garage

Read & acknowledged by applicant(s) (sign & date) attach with application(s)
