



Lease Application Instructions

Thank you for your interest in our lease listing! Please visit our website to download Lease Applications and/or Lease Guarantor Forms: <https://www.BetterBroker.com/Forms>

Please follow these steps in order to submit a complete Application Package:

- 1) Complete Lease Applications (and Guarantor Forms if applicable), and scan & email them back to Matt@BetterBroker.com.
- 2) Submit the Application Fees as follows:
 - \$50 per adult, payable to Better Broker, Texas Realty (Certified Funds or Cash preferred); or may be paid via Paypal or Zelle—send to Matt@BetterBroker.com
- 3) Scan & email the following documentation to Matt:
 - Copies of Driver's Licenses, Passport or ID Cards
 - One application for every adult (Age 18 or over) who will occupy the property.
- 4) In order to document income, please provide:
 - Copies of two most recent paycheck stubs (if available), **or**
 - Copy of offer letter from your company, **or**
 - Most recent Federal Income Tax return or a Business P&L Statement (redact SSN before you email please)

Minimum Requirements:

- Gross monthly income of a minimum of 3x the monthly rent
- Credit Score 600 or higher.
- No past evictions.
- No more than 3 late rental payments in last two years per Rental History.
- Dogs: No Attack Breeds

Pre-screening: Before you submit a security deposit, we pre-screen the applications to make sure there aren't any possible deal-breakers up front. If the Landlord decides not to full process your background check, we will refund your App Fees.

Security Deposit: If the Landlord gives the go-ahead to fully process your applications, we require the Security Deposit delivered to us to hold the property for you. The Security Deposit is typically the same amount as rent, payable to Landlord (ask agent for details).

Best Qualified Application: If we receive multiple applications within short window of time, we pre-screen all of them and present the information to the Landlords to give us direction on which Application Package for which they prefer we proceed with a full background check.

Application Packages can also be dropped off at our office:

Better Broker, Texas Realty
4408 Spicewood Springs Road
Austin, TX 78759