

Resident Qualifying Criteria and General Information

1. **Rent** is due on the **1st** of each month.

-Tenant **deposits** the rent into the Yellow City Homes account at a **Prosperity Bank** branch (3900 S Soncy or at 7100 Hillside). TurboTenant, direct deposit or Venmo may also be used to pay rent.

-**Late Fees:** Start on the **4th** of the month. **\$25** initial late fee and then **\$25** per day thereafter.

-**Eviction:** If rent is not paid by the **5th**, we may start the eviction process on the **6th** of the month.

2. **Application Fee: non-refundable \$50 for each adult**, which is due with the Rental Application.

-A separate rental application must be completed and signed by each occupant 18 and over.

-Only **cashier's checks, money orders, or Venmo** are accepted (no checks).

3. **Application Deposit** is due with the Rental Application.

-Applications are not processed until the full deposit is paid.

-Only a **cashier's check, money order, or Venmo** is accepted (no personal checks).

-Upon signing the lease, the application deposit is credited toward the security deposit.

-**The application deposit is refunded if you are not approved.**

4. Up to **2 pets/animals** are allowed, with prior approval and pet deposit is due before move in.

5. Tenant(s) are required to purchase and maintain **renters' or liability insurance**.

6. **Utilities** must be placed in your name **prior to move in**.

-Failure to transfer all utilities by move in will result in a **\$50 fee** per billing cycle.

-You can log onto www.2turniton.com or call below:

City of Amarillo for water, sewer, and trash
Xcel Energy/Southwestern Public Service, Co
Atmos Energy

378-3030
1-800-895-4999
1-888-286-6700

House Policies

1. **No Smoking or Vaping** inside the house or any enclosed area (garage or shed)

2. **No painting** of the walls, ceilings, or woodwork.

3. **Trampolines or swimming pools** are only allowed with permission and continued verification of rental/liability insurance.

4. Tenant is responsible to **mow the yard and back alley**, and water the lawn.

5. Tenant is responsible for **snow and ice removal**.

6. **No parking in the yard**. Park in the driveway or along the street in front of your house.

7. **All Vehicles** on the property must be in driving condition, licensed, and registered.

8. **Repairs:** Request repairs through TurboTenant portal or via text to **(806) 576-6768**.

Qualifying Criteria:

1. Applications must be **Complete & Accurate**. False or incomplete applications may be denied.
2. Each application must include the **Application Fees and Application Deposit**. The application will not be processed until these are received.
3. **Employment** and **Income** must be verified. Combined (gross) monthly income of all applicants must be 3 times the monthly rent, and this must be **consistent** (same employer) for the last 3 months. **Pay stubs** and employer calls are typically used. The application may be denied if we are unable to verify employment, sufficient income, or consistency of income.
4. **Positive Rental History** must be verified. An application may be denied if there is a **lack of rental history, inability to verify a positive rental history, or poor rental history** of any applicant, including:
 - * Non-payment or frequent late payment of rent.
 - * Eviction
 - * Poor housekeeping
 - * Unruly, destructive behavior, or violence by applicant, occupant, or guest
 - * Lease violations
5. **Credit Check**. Although there is no set credit score, the credit report/score does give us an indication of your financial responsibility. An application may be denied due to poor credit history.
 - Tenant agrees to use the services of TransUnion Smartmove (mysmartmove.com) for part of the screening process. You and all adults age 18 and over **MUST** have an email address, as a link to the service will be sent to each email address.
6. **Criminal Background Check**. Applicants with a Sexually Related Felony or a Methamphetamine Lab Felony will be disqualified. All other convictions will be evaluated regarding the type of crime (such as drug use, violent, sexual, or other crime that could be a threat to people or property), how long ago the crime was committed, age at conviction, record of rehabilitation, etc.
7. Each applicant 18 and over must provide a government - issued **photo I.D.**
8. The rental application will be reviewed & verified within **7** days to determine your eligibility.
9. We do not discriminate based on race, color, creed, religion, sex, national origin, disability, or familial status.

I have read and understand the Resident Qualifying Criteria, including reasons why my application may be denied, and that if my application is denied due to not meeting the criteria, the application fee is retained by Yellow City Homes. I authorize Yellow City Homes to verify our information on the rental application through any means, including consumer-reporting agencies and other rental-housing owners.

Applicant	Date
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Applicant	Date
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Applicant	Date
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Applicant	Date
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Owner's Representative _____ Date _____