



Lease Qualification Guidelines

BCR (Brazosland-Classic Realty) DOES BUSINESS IN ACCORDANCE WITH THE FEDERAL FAIR HOUSING LAW AND DOES NOT DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

TO BE APPROVED FOR RESIDENCY WITH BCR (Brazosland-Classic Realty), YOU MUST:

1. Be a minimum of 18 years of age to enter a lease agreement.
2. Have verifiable monthly income equal to 2.5 times the monthly rental rate. If self-employed, we require a copy of six (6) months of bank statements, a financial statement or two (2) years of income tax statements. OPTION: Lease Guarantor may be accepted. Lease Guarantor must have a monthly income equal to 5 times the amount of rent and must have residency in the United States.
3. Have two (2) verifiable occupancies with favorable rental and payment history in the United States from a Management Company, Lienholder, Mortgage Company, Apartment Community or individual rental property owner. OPTION: Lease Guarantor and/or payment of additional deposit and payment of lease in entirety at signing of lease contract may be acceptable.
4. At least 50% of the entries reflected on your most current credit report must show favorable activity within the last 12-month period. No Mortgage, Lienholder, Management Company or individual rental property owner reporting delinquencies or payment problems.
5. No more than two (2) people per bedroom may reside in any unit in Bryan. This policy also applies to rentals in College Station except for properties having 3 or more bedrooms. To comply with College Station City Ordinance, no more than four (4) unrelated persons may reside in any unit.
6. All rental units are offered on a first come/first serve basis after pre-qualifying process.
7. Placing a Deposit on a property does not guarantee acceptance of your application.
8. No rental unit will be held for more than 24 hours for qualifying process no more than thirty (30) days for move-in.
9. All-individual applicants must each submit a \$35.00 non-refundable application-processing fee. All married couple applicants must submit a \$35.00 non-refundable application-processing fee. If applicant is required to get a lease guarantor, they must also submit a \$10.00 non-refundable application-processing fee.

This information is the applicant's responsibility to submit to the leasing agent or management office and is required in order to qualify for a lease.

I HAVE READ AND UNDERSTAND THE ABOVE STATEMENT OF LEASE QUALIFICATION GUIDELINES.

APPLICANT'S SIGNATURE/ DATE

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