



Cupid Properties
715 S. Sam Rayburn Freeway
Sherman, Texas 75090

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REQUIREMENTS FOR RENTAL APPLICATION CONSIDERATION

The following requirements must be met before your application to rent a property can be considered:

1. \$25 Non-Refundable Application Fee
2. Credit Report for each adult 18 years old or older. A minimum of 2 years current & good credit.
3. Valid Identification for each adult 18 years old or older must be produced. The ID must include a photo and current address. Acceptable ID's include Drivers License, Military ID, passport, etc.
4. Written Income Verification. Each applicant must provide minimum of four (4) most recent pay stubs or formal written verification from the employing company of legal/reported income. Self-employed should provide a Schedule C or 1099 to show gross income for most recent year.
5. References. Current and/or previous landlords may be contacted. A positive reference is required.

RENTAL APPLICATION CHECKLIST

Please compile all these items for submission at the same time:

- √ \$25 application fee paid by cash or money order.
- √ **Fully** completed and **signed** Application to Rent for **each** adult 18 years old or older.
- √ Valid photo ID for each adult 18 years old or older.
- √ Four (4) paycheck stubs or written verification of income as noted above for each adult applying. Landlord/Property Manager will make copies and return original forms.

RENTAL APPLICATION PROCESSING - FURTHER INFORMATION

- No application will be approved if it does not include all requirements.
- If approved, a minimal deposit will be required within two days of notice to hold property. If applicants do not take the property, the holding fee **WILL NOT BE REFUNDED** and will be forfeited.
- Applicants will be processed in the order received, first application with all requirements received equals first consideration in approval process.
- Screening process can take 24-48 hours depending on how quickly landlords return rental reference requests.

THANK YOU FOR YOUR APPLICATION