

# COVENTRY PARK

## A P A R T M E N T S

9401 Coventry Square Dr., Houston, TX 77099

Phone: 281-741-5503 TTY: 711

Office Hours: 8:30 pm to 5:30 pm Mon to Fri

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### **LEASE APPLICATION CRITERIA AND STATEMENT OF RENTAL POLICY FAIR HOUSING**

Arbor Properties complies with Federal and Local Fair Housing Laws. We do not discriminate based on race, color, sex, familial status, sexual orientation, age, student status, disability, religion, or national origin.

### **APARTMENT AVAILABILITY**

Any apartment is leased on a first-come, first-served basis.

### **OCCUPANCY**

A maximum of two persons are permitted per bedroom, or two persons and an infant per bedroom if the infant will not reach the age of two (2) years old during the term of the lease.

### **APPLICATION**

A rental application must be completed by each applicant and each occupant over 18 years of age.

### **CRIMINAL HISTORY**

Felonies or pending charges that could result in a felony conviction automatically deny an individual's application. The management does not lease to any known felons; however, we cannot represent or warrant that there are no felons residing on the property due to the limited accessibility of obtaining such information.

Residents and occupants must meet the criminal history criteria.

### **INCOME / FINANCIAL HISTORY**

1. Monthly income should exceed three **(2.5) times the monthly rental rate (or the portion of your rent) of the unit desired**. All residents' income when taken together should meet this requirement.
2. If income cannot be verified by an employer, the resident must provide additional sources of verifiable income that meet property requirements i.e., retirement, social security, and tax returns.
3. Bank statements are acceptable if the monthly average balance for the last six months equals the sum of rent due for the first six months of the leased unit. For example, if you have applied to lease an apartment renting for \$300.00 per month, the average balance in your bank account for each of the last six months should be \$1,800.00 (\$300 x 6)

### **CREDIT**

The applicant's credit should be favorable, considering all other criteria.

### **EMPLOYMENT HISTORY**

Applicant should have two **(2) years of verifiable employment** history.

### **RENTAL HISTORY**

Applicant should have two **(2) years of verifiable rental history**. If the rental history is unfavorable, the application can be denied.

