

**Harvestree Apartments  
Rental Requirements**

1. **Rental History:** We require at least 12 months of verifiable and satisfactory rental history within the last three years.
2. **Employment:** We require at least 12 months of verifiable, consecutive employment history. Applicant must provide documentation of savings, investments, or tax statements of earned income if no verifiable employment history is available.  
*Total household income must be at least 3 times the monthly rent amount.*
3. **Criminal/Eviction:** A criminal and eviction search will be conducted for Collin County and the most recent county the applicant lived in.
4. **Credit Report:** A credit report will be conducted to verify payment history and mortgage payment history, if applicable. Credit needs to be satisfactory to be approved.
5. **Additional Deposits:** Conditional acceptance may be made for additional deposits in lieu of certain criteria, if all other criteria required are satisfactory.
6. **Automatic Denials/Holding Deposit Forfeits:**  
We will deny any application due to:
  - Previous eviction within the last 2 years
  - Felony Conviction
  - Current outstanding arrest warrant
  - False information on an application
  - Applicant does not meet above criteria

I acknowledge that I had an opportunity to review the property's rental selection criteria, which includes the reasons why my application may be denied, such as criminal history, credit history and rental history. I understand that if I do meet the property's rental selection criteria or if I fail to answer any questions or give false information, the property may reject the application, retain all application fees, administrative fees and deposits as liquidated damages for time and expense and terminate my rights of occupancy.

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Applicant Signature

Date

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Applicant Signature

Date

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Management Representative

Date

