



Lease Application Instructions

Thank you for your interest in our lease listing! Please visit our website to download Lease Applications and/or Lease Guarantor Forms: <https://www.BetterBroker.com/Forms>

Please follow these steps to submit a complete Application Package:

- 1) Scan & Email the following to Matt@BetterBroker.com:
 - Complete Lease Applications (one per Adult who will occupy the property)
 - Copies of Driver's Licenses, Passport or ID Cards
 - Guarantor Forms, if applicable

- 2) Submit the Application Fees as follows:
 - \$50 per adult Applicant and Guarantor
 - Venmo or Zelle preferred:
 - **Venmo:** to [@Matt_Prewett](https://venmo.com/@Matt_Prewett)
 - **Zelle:** to Matt@BetterBroker.com
 - Certified Funds payable to Better Broker, Texas Realty

- 3) In order to document income, please provide:
 - Copies of two most recent paycheck stubs (if available), **or**
 - Copy of offer letter from your company, **or**
 - Most recent Federal Income Tax return or a Business P&L Statement (redact SSN before you email please)

Minimum Requirements:

- Gross monthly income of a minimum of 3x the monthly rent
- Credit Score 600 or higher.
- No past evictions.
- No more than 3 late rental payments in last two years per Rental History.
- Dogs: No Attack Breeds

Pre-screening: Before you submit a security deposit, we pre-screen the applications to make sure there aren't any possible deal-breakers up front. If the Landlord decides not to full process your background check, we will refund your App Fees.

Security Deposit: Once the Landlord gives the go-ahead to fully process your applications, we require the Security Deposit delivered to us to hold the property for you (ask agent for details).

Best Qualified Application: If we receive multiple applications within a short window of time, we pre-screen all of them and present the information to the Landlords to give us direction on which Application Package for which they prefer we proceed with a full background check.

Application Packages can also be dropped off at our office:

Better Broker, Texas Realty
4408 Spicewood Springs Road
Austin, TX 78759