

RENTAL CRITERIA

9009 NORTH PLAZA UNIT 137, AUSTIN, TX 78753



Date Available:
06/3/2026



Deposit amount:
\$2,000



First month rent amount:
(due before move in date):
\$2,000



Pet Details:
\$300 deposit per pet



APPLICATION PROCESS

- All applicants must submit a complete application through RentSpree.
- A non-refundable application fee is required for each adult (18+) amounting to \$40
- Each occupant aged 18 or older must apply individually.



IDENTIFICATION REQUIREMENTS

- Government-issued photo ID (e.g., driver's license, passport).
- Valid Social Security Number (or ITIN).



INCOME REQUIREMENTS

- Applicants may provide verifiable monthly income equal to at least 3x the month rent. **Please be sure to include your current supervisor or HR team's correct email and phone number.**
- Acceptable documentation includes:
 - Recent pay stubs (last 6 days)
 - Ongoing monthly rent (if not employment)
 - Tax returns for self-employed applicants
 - Bank statements (if self-employed, kindly provide statements for the past 4 months)



CREDIT REQUIREMENTS

- RentSpree credit report must be submitted.
- No active bankruptcies.
- Excessive late payments, collections, or charge offs may result in denial.



BACKGROUND CHECK REQUIREMENTS

- RentSpree background screening is required.
- Criminal history is reviewed case-by-case, considering severity, type, and date.
- Felony convictions involving violence, theft, drugs, or property damage may result in denial.



RENTAL HISTORY REQUIREMENTS

- Positive rental history for the last two years preferred.
- No prior evictions within the past five years.
- No outstanding landlord debts.
- Verifiable landlord references required. **Please be sure to include landlord's correct email address and phone number.**



ADDITIONAL REQUIREMENTS

- Renter's Insurance Required at least \$50,000
- Please submit proof of insurance to NatalieDfreeman@gmail prior to move in date
- Security deposit due within 24 hours of lease signing.
- Co-signers/guarantor may be accepted if the primary applicant does not meet income or credit requirements.
- Providing false or misleading information will result in automatic denial.



SMOKING POLICY

- Smoking of any kind is not allowed inside the property, including but not limited to cigarettes, e-cigarettes, vaping devices, and marijuana.



FAIR HOUSING COMPLIANCE

- This property complies with all federal, state, and local Fair Housing Laws.
- We do not discriminate based on race, color, religion, sex, national origin, familial status, disability, or any other protected class.