



Criteria for Residency

Thank you for your interest in one of our properties. Please review the following requirements before submitting an application.

General Requirements

1. All applicants 18 and over must complete an application.
2. Applications will not be processed unless they are completely filled out and signed.
3. Each person 18 and older, including any guarantors, must pay an application fee prior to processing the rental application.
4. All payments should be made payable to RAM Austin Property Management.
5. Positive picture IDs are required for all applicants.
6. In the case of multiple residents, at least one person must qualify. Incomes cannot be combined unless occupants are married.
7. The property will remain on the market until an applicant is approved and has paid the deposit.

Rental Requirements

1. Two years of verifiable, favorable residence history from a third-party landlord is required.
2. Rental history demonstrating residency, but not by a third party, may require an additional security deposit.
3. A criminal background check will be performed.
4. Home ownership will be verified through credit report or tax assessor's office.
5. The following factors will be considered in denying an application or changing the offering terms:
 - Making false statements on the application
 - Previous eviction
 - Having been sent a 3 day notice to vacate
 - Giving insufficient funds check(s)
 - Previous past due rent or other charges outstanding to a landlord
 - Previous Property damage
 - Failure to have given a proper 30 day notice/Breach of lease
 - Previous or present rude and disruptive behavior

Income requirements

1. Monthly income must equal approximately three (3) times the monthly rent. Guarantor income must equal approximately five (5) times the monthly rent.
2. If monthly income does not equal at least three (3) times the stated monthly rent amount, the last month rent or additional deposit may be requested to be paid in advance.
3. If we are unable to verify income, current paycheck stubs from the past 3 months will be required. If applicant is unemployed the application will be denied unless acceptable proof of income from all other sources is provided. Self-employed applicants must provide two (2) years of tax returns or a P&L statement acceptable to RAM Austin Property Management.

Employment Requirements

1. Employment must be verifiable and/or other income is required.
2. Applicant will be denied if we are unable to verify the income or employment status.
3. Self-employed applicants must produce written verification of work history through tax returns or bank statements.
4. If applicant does not meet the stated employment criteria, but otherwise qualifies, an additional deposit may be required.

Credit Requirements

1. A credit score of 600 above is required for all applicants, including any guarantors. A higher score may be required on some houses. If so, it will be listed in the MLS. or above is required for all applicants, including any guarantors.
2. Outstanding bad debts reported on credit report may result in denial or require an additional rent paid in advance and/or a qualifying guarantor.
3. Excessive collections may result in a denial.
4. Outstanding debt to prior management company or landlord may result in denial.
5. Non-discharged bankruptcy will result in denial.
6. Applicant with a discharged bankruptcy must show six (6) months of positive, established credit.

Automatic Denials

1. Application will be denied if applicant:
 - a) Has had a felony offense within the last ten (10) years.
 - b) Was convicted of a criminal offense that was of a physical or violent nature against a person or property or a drug-related offense (sale, manufacture, delivery or possession with the intent to distribute)
 - c) Is a sex offender.
 - d) Is a multiple offender.
 - e) False statements on application.

Dogs

The following breeds will not be accepted in the property: Doberman, Chow, Pit Bull, Rottweiler and other known dangerous breeds. RAM may require breed and weight information from a veterinarian. (Certain exceptions are made for special assistance animals such as seeing-eye dogs.)