



3144 South 5th – Temple, TX 76502
(254) 771-2228
www.lvrmtg.com



Application Criteria

Thank you for your interest in one of LVR Management's properties. Our goals are to find the best residents for our properties and to provide excellent service to our residents. LVR Management follows the requirements of the Fair Housing Act and does not take into consideration an applicant's race, color, national origin, religion, sex, physical or mental disability, or familial status when making application decisions.

General Requirements:

- 1.) Positive picture ID is required.
- 2.) All applicants (and anyone over the age of eighteen (18) that will reside in the property) must complete an application (\$30 fee for each)
- 3.) In the case of multiple residents, at least one person must qualify, incomes cannot be combined unless occupants are married.
- 4.) Application must be completely filled out and signed. Incomplete applications will not be processed.
- 5.) Applicant acknowledges and accepts that LVR Management represents the owner of the property for which applicant is applying.

Base Rental Requirements:

- 1.) Two years of verifiable, favorable residence history from a third-party landlord.
- 2.) A criminal background check will be performed.
- 3.) Income that is equal to or greater than three (3) times the month rent
- 4.) Verifiable income, a current paycheck stub.
- 5.) A credit check will be performed. (A minimum credit score of 650 is required for a base deposit)

If the applicant does not meet the base rental requirements listed above management can approve the application with an increased security deposit or deny the application. Facts that may be considered in approving an applicant with an increased security deposit are but are not limited to divorce, medical bills, bankruptcy, amount of time unit has been available, number of similar units that may be available. If you have some information you would like to be considered please attach it to your application.

Items that may require an increased security deposit or be grounds for denial of application:

- 1.) Incomplete application or making false statement(s) on the application.
- 2.) Any item under rental requirements that cannot be verified.
- 3.) A credit score under 650

Items that will result in an automatic denial.

- 1.) Applicant/occupant that has had a criminal offence of a physical or violent nature against a person or property.
- 2.) A previous landlord reports damage to property.
- 3.) Applicant/occupant has been evicted within the last year.

Co-Signer

If the application is denied, a Co-Signer may be used. The Co-Signer must complete an application and provide all documents. The Co-Signer must meet all General and Base Rental Requirements. The Co-Signer will be responsible for the property and must sign the lease.

Pet (s) – Pet(s) require a pet application that is separate from the rental application. Pets may require an additional security deposit and/or non-refundable pet fee. Pet(s) over fifty (50) pounds will not be allowed in multi-family units (those units that share a common wall). Please contact our office for more information.

Limit to the number of occupants per bedroom –

LVR Management limits the number of occupants (age 2+) allowed per bedroom to two (2) people. A child under the age of two (2) will not count. No more than three people per room will be allowed regardless of age.

CTCOG – Section 8 Housing Availability -

The Section 8 (Housing Program) is a voluntary program that property owners can choose to participate in. LVR Management represents many clients and the acceptance of the program can vary from property to property based on the owners' decision to participate. Please visit with an LVR representative if you will be using the program to identify available units that will accept the program.

LVR Management credit policy is subject to change at any time. Last revised date is 7/28/2023.