

All Applications are submitted online. The online application link can be found in each property listing. Please go to the Homes for Rent page and scroll down to the listing for your chosen property, then click the Apply button in the lower right hand corner.

DISCLOSURE

The application process may take up to 5 business days. Incomplete applications will not be processed.

Please be prepared to pay the application fee as outlined in the property listing. The application fee is non-refundable.

In addition to this rental application, you will also be required to provide a copy of a valid form of identification.

Each resident over the age of 18 must submit a separate rental application.

Please verify all adults (co-applicants) have filled out an application. City Spot Realty will contact you via email within 48 hours with an update on your application.

If you have not heard back from City Spot Realty leasing department within 2 business days, please reach out via email at leasing@cityspotrealty.com or call/text directly to 832-412-2221

APPLICATION PROCESS AND REQUIREMENTS

The following are the required documents and information and the criteria that Anchor Property Management will use when reviewing the application.

INCOME

Applicant must be currently employed or have consistent income coming in that can be proven with bank statements or paycheck stubs.

Gross income must be a minimum of 3 times the monthly rent. Income can be combined between applicant and co applicants 18+ years old.

Paychecks or bank statements must be uploaded to SNAPPT
<https://documentportal.info/application/apply/kfGsMy3tbG/SyljCwjDPx>

RENTAL VERIFICATION

Your current rental history will be verified.

Broken lease or eviction within the last 12 months will be automatically denied. Broken lease or eviction over 12 months old will be considered with proper explanation.

The security deposit may be increased if an applicant has no rental history.

CREDIT SCORE

Refer to individual property listing for minimum credit score requirements. Lower credit scores may result in increased security deposit requirement.

CRIMINAL RECORD

Registered sex offender or related offenses will cause an automatic denial.

Misdemeanor and felonies will be considered during the application review.

Pets are acceptable in most properties. A separate Animal Agreement is required for pets. A non-refundable pet deposit of \$300 per cat and \$500 per dog is required. Monthly pet fees are \$25 per pet. There is a 2 pet maximum.

Breed restrictions apply. Pet Deposit is due with Security Deposit.

Each property has a resident benefit package, details of which are available upon approval. Monthly administration fees for each property are assessed between \$35.00 and \$150.00 per property.