



PURE Property Management of Texas – Austin Office
2300 Greenhill Dr. Bldg. 2, Ste. 250
Round Rock, TX 78664

Resident Application

PURE Property Management of Texas - Austin Application

Thank you for your interest in a rental property! If you have any questions concerning the application process please contact our office by email to receive the fastest response
Austin-Leasing@purepm.co

Office Hours: Monday - Friday 9:00 a.m. - 5:00 p.m.

For REDUCED move-in costs, review the information below about our Security Deposit Replacement Program!

Application Instructions

Applicants or a designated representative must personally view the property (including the interior) and agree to accept the property in the documented Move-In Ready condition. No consideration will be given to cosmetic concerns raised after submission of an application.

Any misrepresentations in this application will be grounds for immediate denial of the application and/or termination of any lease agreement entered into as a result of this application.

Non-Refundable Application Fee - \$70.00 Per Adult Applicant.

All individuals over the age of 18 MUST fill out a separate application if they will be living on the property.

Applications will not be considered until every applicant has filled out, e-signed, and paid for their application.

Applications will be processed in the order they are received and are valid for 30 days.

An associate from the PURE Property Management leasing department may contact you for additional information during the verification process. Please respond promptly so the background verification can be completed as quickly as possible so as not to delay the approval process.

If you need assistance completing the application, you can make an appointment with a PURE team member.

It is best to complete the application once it is started. Closing the application or browser will lose the information entered and you will have to start over.

If the application is approved, the lease will be dated to start no later than 20 days after the lease draft date or from the date the property is available, whichever is later.

If your application is approved and you sign a Lease to occupy the property, the first full month's rent will be due at lease signing. If your lease does not start on the first of the month, any prorated rent amount will be applied to the second month of occupancy.

Prior to the lease start date, the resident must pay all funds due including a lease administration/inspection fee in the amount of \$125.00 . Other funds may include pet administration fees, Resident Benefit Package fee, and security deposit or a Security Deposit Replacement Plan fee via the Resident Portal, or with a certified check or money order.

Applicants declare that the use of any residential property will be solely for the purposes of a personal residence by the applicants and their listed occupants.

Smoking or vaping of any kind is not permitted in any building on the property.

All applicants must verify the existence or non-existence of pets or assistance animals through our vendor, PetScreening.com. The link will be emailed to you and you have 24 hours to complete this step.

A valid social security number, ITIN, or proof of permitted stay in the US with a Visa is required for all applicants.

All applicants must complete identity verification, income verification, employment verification, and non-sufficient funds activity through Verifast. Your application will not be considered if you have not completed this step. The link will be emailed to you and you have 24 hours to complete this step.

There may be additional application and/or deposit requirements for properties located in a homeowner association or condominium association. Refer to the listing for applicability.

Application Criteria

Reasons your application could be immediately rejected:

- You have been evicted by a landlord within the last 5 years.
- You owe money to a previous landlord.
- You have an open bankruptcy.
- Some felony convictions may include crimes against a person or property, manufacturing or distribution of a controlled substance, sex-related crimes, and/ or theft by check or fraudulent check-related offenses.
- Your identity cannot be verified.

We use TranUnion's ResidentScore as a part of our screening process. ResidentScore analyzes risk concerning rental screening and credit information to produce a score between 350 and 850. ResidentScore is not the same as a credit score that you might obtain directly from a credit reporting agency.

A guarantor may be allowed in cases where the applicant's ResidentScore cannot be determined by Transunion and/or the applicant does not meet the income requirement. The guarantor must have a verifiable gross income of 4 times the monthly rent, and have an acceptable ResidentScore.

The gross monthly income of all applicants combined must be at least 3 times the monthly rent. Self-employed applicants may submit a signed previous year's filed tax return to verify income equal to 3 times the monthly rent or show an average bank balance equal to 6 times the monthly rent.

Documentation Requirements

Documentation Requirements may include, but are not limited to:

- Virtual identity verification with government-issued photo identification is to be completed by all applicants through VeriFast. Applicants may be asked for additional identification if the information provided does not match our screening records.
- Proof of income for all applicants must be provided through VeriFast. Proof of income may include verification through bank account, most recent pay stub, Military LES, or signed offer letter on company letterhead stating monthly income and start date, and/or other forms of income.

Pet/Animal Policy

To help ensure ALL of our residents understand our pet and animal-related policies, we require everyone to complete a third-party screening and review processing including applicants with no pets. This process ensures we have formalized pet and animal-related policy acknowledgments and accurate pet/animal records. PetScreening charges \$30 per pet for a household pet screening. This is a separate charge from the rental application fee. There is no charge for the

profile created for an assistance animal accommodation request and no charge for the profile created for residents without a pet/animal. A link will be emailed to you to complete a pet/animal application through [Petscreening.com](https://www.petscreening.com)

Only pet owners will need to pay the profile renewal fee. Assistance Animal and no-pet profiles renew at no cost.

There is an upfront Pet Administration Fee of \$400 for the 1st pet and \$250 for each additional pet. Tanked, caged or animals kept in an enclosure will be charged \$250 per enclosure. There is no fee for verified assistance animals. Monthly fees for pets will range between \$30 and \$80 per month per pet.

Only select properties allow pets. The following breeds are not permitted: Pit Bulls, Alaskan Malamutes, Rottweilers, Akita, Chow, American Staffordshire Terrier, and American Bulldog. Doberman Pinscher, Boxer, German Shepherd, Great Dane, Siberian Husky, Wolf-hybrid, Presa Canario, and any dog that has any of the above breeds in their lineage. If a dog has a history of violent behavior it is not allowed on the property.

Assistance animals which include service animals and support animals are not considered pets and are not subject to any fees. We do require a complete and approved screening via [PetScreening.com](https://www.petscreening.com). PetScreening will request the necessary documentation to verify the assistance animal.

Lease Terms And Additional Information

Our minimum lease term is 12 months. No short-term leases are available unless the listing provides this option.

Security Deposit Options

At PURE Property Management, we offer two options for security deposits. The first option is a traditional security deposit, where a lump sum is paid at move-in and is held on account for the duration of your tenancy. If your account does not have a final balance due, then the full security deposit amount will be refunded.

The second option is our Security Deposit Replacement Program. With this option, you will pay a monthly non-refundable fee for the duration of your tenancy instead of the traditional upfront deposit. No funds will be held to use towards any balance on your account at the time of move out. You as the tenant will still be responsible for any charges assessed at move-out.

Resident Benefits Package

PURE Property Management Resident Benefits Package delivers savings and convenience by offering professional services to assist our residents. Applicant agrees to be enrolled and to pay the applicable cost which can range from \$27.00 to \$39.00 per month, payable with rent.

Your RBP may include, subject to property mechanicals or other limitations:

- Tenant liability insurance policy.
- HVAC air filter delivery directly to your door approximately every 90 days.
- A resident rewards program that helps you earn rewards for paying your rent on time.
- Credit building to help boost your credit score with timely rent payments.
- \$1M Identity Protection for all adult leaseholders
- 24/7 online maintenance reporting