

# Alpha-Barnes Real Estate Services

## Pioneer Crossing Sulphur Springs Senior

Welcome to Pioneer Crossing Sulphur Springs Senior, an Alpha-Barnes Real Estate Services managed property. With extensive experience in property management, the professionals at Alpha-Barnes Real Estate Services award residents a high standard of living and exceptional customer service. The following rental criteria are compiled to ensure that an Alpha-Barnes Real Estate Services community is your BEST MOVE.

- Before touring at Pioneer Crossing Sulphur Springs Senior we require a valid driver's license or other government issued photo identification.
- All applications for apartment homes 1) will be accepted on a first come-first served basis 2) are subject to the availability of the apartment type requested 3) will be approved by complying with the rental criteria listed below 4) require the receipt of the application fee and deposits.
- Rental applications are to be completed entirely. Any omissions or falsifications may result in rejection of an application or termination of lease.

Pioneer Crossing Sulphur Springs Senior has been designated as an Affordable property by the State of Texas. Our community is designed to facilitate the housing needs for moderate-income person/family, 55 years or better. It is not connected with the Section 8 program although applicant(s) with a Section 8 voucher/certificates are welcome to apply. Our units will be reserved for person(s) meeting income criteria. Residence at this community requires that applicants meet certain qualifying standards established by the government and Alpha-Barnes Real Estate Services.

**Applicant's gross yearly income must not exceed the following: HTC & HOME PROGRAM**

# of HH Members	1	2	3	4
<b>30% - HOME &amp; HTC</b>	\$11,400	\$13,000	\$14,650	\$16,250
<b>50% - HOME</b>	\$18,950	\$21,650	\$24,350	\$27,050
<b>50% - HTC</b>	\$19,750	\$22,600	\$25,400	\$28,200
<b>60% - HOME</b>	\$22,740	\$25,980	\$29,220	\$32,460
<b>60% - HTC</b>	\$23,700	\$27,120	\$30,480	\$33,840

Our rental criteria consist of two stages. The first stage of this process is to verify your rental, employment and credit history. Applicants who are not approved due to credit history will be notified in writing pursuant to the Fair Credit Reporting Act. After you have been approved as an applicant for this first stage you will be subject to a criminal background check (stage 2). Felonies and/or misdemeanor charges and/or convictions or deferred adjudication for any drug related activity or crimes against persons or property will be grounds for denial.

**All Applicants must comply with the following prior to occupancy:**

- Applicant must be at least 55 years of age.
- All Applicant(s) of legal age must complete an application and meet rental criteria.
- All Applicant(s) are required to execute the lease agreement and each applicant is individually responsible for the total amount of rent.
- Applicant's gross monthly income must be at least two times the resident's rental portion. Those having a gross income of less than two times the monthly rental portion will not be approved. Co-signers are not accepted.
- Previous rental payment history will be reviewed and no negative rental history will be accepted. Negative rental history is described as, but not limited to: any damages owed, rental-related debt as described above, and/or eviction filed. Pursuant to the Fair Credit Reporting Act, applicants declined due to negative rental history reflected on their credit report will be notified in writing.
- Applicant must have one year of verifiable continuous employment or if unemployed (retired, disabled etc.) must provide documentation illustrating the ability to pay rent, plus verifiable sources of income. Applicants unable to provide such documentation will not be approved. If self-employed the applicant must provide a photocopy of tax return from the previous year, a financial statement from a CPA verifying employment and income, or photocopies of the three most current bank statements illustrating the ability to pay rent.

- **Occupancy Standards** - Applicant must not have more than two persons in a one bedroom apartment, not more than four persons in a two-bedroom apartment.
- Applicant must submit an application fee and deposits in the form of a cashier's check, or money order only.
- Each applicant is required to pay individual application fees. The application fee is \$15.00 for the first resident and \$15.00 for each additional resident unless married. There is a one-time Administrative fee of \$5.00- this may be added with the application fee.
- Animals trained to assist blind, deaf, or other disabled individuals are always permitted, and are exempt from paying a pet deposit.
- Applicant understands that application fees are non-refundable. The Security Deposit is refundable upon cancellation **within 72 hours** otherwise it is forfeitable. Applicants rejected will receive a refund for their Security Deposit.  
**Applicant's Initials** \_\_\_\_\_
- Applicants understand that they will not be able to occupy or take possession of an apartment unit until all supporting paperwork is complete and signed by all parties. Furthermore, applicant acknowledges that it may take up to 7 days after ALL information has been received before final approval is granted. **Applicant's Initials** \_\_\_\_\_

**You acknowledge that you had an opportunity to review our rental selection criteria, which include reasons your application may be denied, such as criminal history, current income, and rental history. You understand that if you do not meet our rental selection criteria or if you fail to answer any questions or give false information, we may reject the application, retain all application fees, and deposits as liquidated damages for our time and expense, and terminate your right of occupancy.**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Applicant Signature**

\_\_\_\_\_  
**Date**

Security Deposits

1 Bedroom \$150.00

2 Bedroom \$200.00

Pet Deposits

\$250.00 – 25 lbs max weight.