



**Beal Property Management**  
 404-D University Drive East  
 College Station, TX 77840  
 Business (979) 764-2500  
 Fax (979)764-0508

**LEASE QUALIFICATION GUIDELINES**

*Century 21 Beal Property Management does business in accordance with the federal fair housing law and does not discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.*

To be approved with residency with Century 21 Beal Property Management, you must:

1. Be a minimum of 18 years of age to enter lease agreement.
2. Have a verifiable monthly income equal to 2.5 times the monthly rental rate. If self-employed, we require a copy of six (6) months of bank statements, a financial statement of two (2) years income tax statements. *OPTION:* Lease Guarantor may be accepted. Lease Guarantor must have a monthly income equal to five (5) times the amount of the rent, and must have residency in the United States.
3. Have one (1) verifiable occupancy with favorable rental and payment history in the United States from a management company, lien-holder, mortgage company, apartment community, or individual rental property owner. *OPTION:* Lease Guarantor and/or payment of additional deposit and payment of lease in entirety upon signing of lease contract may be acceptable.
4. At least 50 % of the entries reflected on your most current credit report must show favorable activity within the last 12 month period. No mortgage, lien-holder, management company, or individual rental property owner reporting delinquencies or payment problems.
5. No more than two (2) people per bedroom may reside in any unit in Bryan. This policy also applies to rental in College Station except properties having three (3) or more bedrooms. To comply with the College Station City Ordinance, no more than four (4) unrelated persona may reside in any unit.
6. All rental units are offered on a first come/first serve basis after a pre-qualifying process.
7. No rental unit will be held for more than twenty four (24) hours for qualifying process no more than thirty (30) days for a move-in.
8. All applicants and lease guarantors must each submit a \$25.00 non-refundable credit report fee.

This information, required to qualify to our guidelines, is the applicants' responsibility to submit to the leasing agent or management office.

**I have read and understand the above statement of qualification guidelines.**

\_\_\_\_\_  
 Applicant's signature

\_\_\_\_\_  
 Applicant's signature

\_\_\_\_\_  
 Applicant's signature

\_\_\_\_\_  
 Applicant's signature

\_\_\_\_\_  
 Date