

RENTAL CRITERIA

446 GRACE LILLY DR. BUDA, TX 78610

Date Available: 02/01/2026 Deposit amount: \$2,450

First month rent amount: (due before move in date): \$2,450

Pet Details: \$350 deposit per pet. 1 pet maximum. Max weight 50 pounds

APPLICATION PROCESS

- All applicants must submit a complete application through RentSpree.
- A non-refundable application fee is required for each adult (18+) amounting to \$40.00
- Each occupant aged 18 or older must apply individually.

IDENTIFICATION REQUIREMENTS

- Government-issued photo ID (e.g., driver's license, passport).
- Valid Social Security Number (or ITIN).

INCOME REQUIREMENTS

- Applicants must provide verifiable monthly income equal to at least 3x the monthly rent. Please be sure to include your current supervisor or HR team's correct email and phone number.
- Acceptable documentation includes:
 - Recent pay stubs (last 60 days)
 - Employment offer letter (if new employment)
 - Tax returns for self-employed applicants
- Bank statements (if self-employed, kindly provide statements for the past 4 months)

CREDIT REQUIREMENTS

- RentSpree credit report must be submitted.
- No active bankruptcies.
- Excessive late payments, collections, or charge-offs may result in denial.

BACKGROUND CHECK REQUIREMENTS

- RentSpree background screening is required.
- Criminal history is reviewed case-by-case, considering severity, type, and date.
- Felony convictions involving violence, theft, drugs, or property damage may result in denial.

RENTAL HISTORY REQUIREMENTS

- Positive rental history for the last two years preferred.
- No prior evictions within the past five years.
- No outstanding landlord debts.
- Verifiable landlord references required. Please be sure to include landlord's correct email address and phone number.

ADDITIONAL REQUIREMENTS

- Security deposit and first month's rent are due upon lease signing.
- Co-signers/guarantors may be accepted if the primary applicant does not meet income or credit requirements.
- Providing false or misleading information will result in automatic denial.

SMOKING POLICY

- Smoking of any kind is not allowed inside the property, including but not limited to cigarettes, e-cigarettes, vaping devices, and marijuana.

FAIR HOUSING COMPLIANCE

- This property complies with all federal, state, and local Fair Housing Laws.
- We do not discriminate based on race, color, religion, sex, national origin, familial status, disability, or any other protected class.