



Rental Criteria

Welcome to The Village at Cottonwood Springs. The following is the Qualification Guidelines that management follows in order to approve rental applications for move-in. We accept applications in person, via email to cottonwoodspringsleasing@huntcompanies.com, via FAX at 915.821.0118, or you may mail it to 4600 Loma Del Rey, El Paso, TX 79934. You may include a check or money order for the application fee(s) or you may call our office to make payment via credit/debit card. Note: All application fee(s) must be received before an application will be processed. Please read over the guidelines carefully before submitting your application and non-refundable application fee of:

\$60 per adult/ \$80 per couple applicant(s) age 18 and older.

Identification – Each adult applicant and/or co-applicant who applies must have a social security number and a U.S. Government issued picture identification card. Non-U.S. Citizens must provide a U.S. Government issued photo ID and proof of obtaining residency.

Occupancy Standards – A maximum of two persons per bedroom are allowed.

Age – Lease holder(s) must be 18 years or older, unless head of household. All occupants 18 or older are required to complete an application, even if living with a parent or guardian.

Employment – Applicants must: (1) be employed at least 6-months; or (2) have social security retirement benefits or other income that meets the property's income requirements.

Income – Gross monthly income of the household needs to be at least 3-times the monthly rental amount. All sources must be verified via 3rd party. Income will be verified for the past 30 days.

Rental History – We will verify past and present rental history. Rental history must be favorable with a timely payment history. Evictions and/ or court judgments from another rental provider will automatically disqualify application.

Credit – Your credit score must reflect a minimum score of 600 with no outstanding utility, landlord, or mortgage debt.

Criminal Background – No applicant, resident or occupant may have been convicted of a felony charge. Criminal background checks will be ran on ALL ADULT MEMBERS.

Animals - Pets are permitted with paid pet fee. Current vaccination records and City registration will be required for all authorized pets. **Maximum of (2) animals are allowed per household.**



Service animals are not considered pets; however they are allowed to accompany/occupy a person with disabilities without a pet fee. Management will need to verify 3rd party the need for a service animal by the prescribing medical professional.

I have read and understand the above rental criteria. I have truthfully answered all questions and I understand that any falsified information on the rental application will lead to an automatic denial.

Upon approval, I/We will submit a non-refundable moving fee of \$250.00 in a money order form or within 24 hours of being approved. Should I decide to cancel my application after the application has been approved, I/We understand that I/We will forfeit ALL monies paid. Any declined applicant is welcomed to reapply after a 90-day waiting period.

HUNT COMPANIES and COTTONWOOD SPRINGS conduct business in accordance with the Federal Fair Housing Laws and do not discriminate against persons because of familial status, religion, sex, handicap, color, race or national origin.

Applicant Signature

Date

Applicant Signature

Date

Cottonwood Springs Representative

Date