



Qualifying Criteria for Frontline Property Management

Thank you for choosing Frontline Property Management, Inc. to provide the place where you will call home. We look forward to having you as a resident. We want to inform you of the criteria that we utilize to qualify you for tenancy in one of our units/homes. If you read through this information and for any reason feel like you will have difficulty being qualified, it is best that you make an informed decision as to whether you would like to proceed with the application process or not.

Frontline Property Management, Inc. represents individual investors. Currently the owner of the unit/home that you have chosen will make the final decision as to your approval. Frontline Property Management, Inc. has the right to deny an application if the following criteria are not met.

1. We require that applicants make a combined total of **3 times the monthly rent** (gross income).
2. We conduct a criminal background check. If in the past, you have any felony criminal convictions or currently serving felony deferred adjudication, misdemeanor criminal convictions or serving misdemeanor deferred adjudication, or a case pending for the following, you will be denied:
 - a. Theft of property, Injury to persons, Damage to property
 - b. Violence, Drug violation, sexual offenses
 - c. Attempted felony or misdemeanor offenses related to the above violations
3. We conduct a credit check. If you have a bankruptcy filed within the last 24 months, this will result in a denial. Bankruptcies between 2-5 years old will be handled on a case by case basis.
4. We verify **the last 5 years of residency** to ensure that no evictions/landlord debt(s) exist within the last 24 months. We may consider landlord debt older than 24 months if it is less than \$2500 with reasonable explanation.
5. We **verify current and last employer to check dates and income.**
6. Failure to provide accurate and complete information on the application may result in denial.

Applicant's initials _____, _____, _____

Below is a list of the documents required to process your application quickly.

- \$40 application fee per adult in a separate money order made payable to: Frontline Property Management, Inc.
- Each adult over the age of 18 must fill out a separate application form.
- Most recent pay check subs (1 month) or tax return if self-employed or paid by tips
- Valid state or government issued photo ID
- Social Security card.
- **Within 48 hours of application approval, half of the security deposit will be due to hold the unit.** Money orders made payable to: Frontline Property Management
- **Move in will need to be no later than 2 weeks of approval.**

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WE DO NOT ACCEPT ANY AGGRESSIVE BREEDS!!

Breeds that are included but not limited to are: Pit Bulls, American Staffordshire Terrier, German Shepherds, Rottweilers and Chows

Please call us for a complete list of all breeds included in this list!

If we are missing any of the required items listed above, your application will not be processed. It takes approximately 72 business hours to process the application. If we are missing any of the items required listed above, your application will not be processed. The property will remain on the market (available) until the lease has been signed and all necessary funds have been collected.

By signing below, you acknowledge that you understand our basic criteria for qualification. Once again, we look forward to having you as one of our residents.

Printed Name: _____ Date: _____

Signature: _____ Date: _____

Printed Name: _____ Date: _____

Signature: _____ Date: _____

**3000 Race Street,
Suite 132
Fort Worth, TX 76111**

From Fort Worth: 1. Go East on I-30 take exit Spur 180 2. Turn left on Riverside Drive 3. Turn left on Race Street. The building is on your left.	From Arlington: 1. From i-30 West take exit #16 B Riverside Drive 2. Turn left on Race Street. The building is on your left. 3. Frontline is through the gate in the back of the building.
From HEB: 1. Take I-820 South and stay left at the fork to TX 121 S 2. Exit Riverside Drive and turn right. 3. Turn left on Race Street. The building is on your left. 3. Frontline is through the gate in the back of the building.	From Mansfield: 1. US 287 N to Riverside Drive 2. Turn left on Race Street. The building is on your left. 3. Frontline is through the gate in the back of the building.

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