



Trifecta Homes Dallas Rental Requirements

1. **Completed Rental Application:** All prospective tenants and occupants age 18 or older must fill out a rental application providing accurate and verifiable information. Application fees are paid directly via the property management software and are non-refundable.
2. **Credit History:** All prospective tenants and occupants age 18 or older are subject to a credit report. You must have good credit history and be in good standing with all creditors. Please discuss with us any issues regarding credit.
3. **Criminal Background Check:** All applicants over the age of 18 are subject to a criminal background check to ensure the safety and security of the property and its residents. Please discuss with us any criminal history.
4. **Income:**
 - We do NOT accept low-income housing vouchers.
 - Current income must be **at least 3 to 4 times the monthly rent**. You may be asked to verify your income through pay stubs or tax documents.
 - We do not allow co-signers or guarantors.
 - Prospective tenants must setup an EFT withdrawal from a bank account for monthly rental payments.
5. **Rental History:** You must have **verifiable landlord references** for at least the past two years (or have owned your home).
6. **Security Deposit:** A security deposit equivalent to **one month's rent** will be required upon signing the lease agreement.
7. **Lease Agreement:** All tenants must sign a lease agreement which outlines the terms and conditions of the rental.
8. **Other Requirements:**
 - Smoking: We do not accept smoking or vaping of any kind on the property.
 - Pets: If applicants have pets, they should inquire about our pet policy, including any additional, non-refundable deposits. We do not allow Pitbulls or dogs of Pitbull-mix heritage or any animal over 35 lbs.
 - Vehicles: We generally do not allow more than two vehicles on the property. All cars must be currently licensed and registered.
 - Occupancy: Limit is 2 people per bedroom.

All real estate advertising on this web site is subject to the Federal Housing Law which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation or discrimination."