

Lease Qualification Guidelines

Brazos Valley 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 nation origin.

To be approved with residency with Brazos Valley Property Management, you must:

1. Be a minimum of 18 years of age to enter lease agreement. All occupants over 18 years of age must complete a lease application, and submit a \$40.00 application fee
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 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 seventy-two (72) hours for qualifying purposes, and leases must be signed within seven (7) days after qualifying.
8. A property will not be held unless BVPM has received full payment of the security deposit and all applications and application fees.

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