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Resident Qualifying Criteria

1. All rental applications must be fully completed, dated, and signed by each applicant and all co-applicants. Spouses can complete one rental application.
2. Each applicant must provide government photo identification and allow it to be photocopied.
3. If applicant's family will be occupying the dwelling, the family size must be appropriate for the available property, i.e. no more than two adults per bedroom in most circumstances.
4. Employment and monthly income must be verifiable. Total monthly income of all applicants must be 2.5 times the monthly rent. (Otherwise, a guarantor is necessary.)
5. A minimum FICO or credit score of 600 is required. However, at the owner and/or property manager's discretion, lower credit scores are approved if good rental history is verified and/or additional deposit is provided by the applicant(s).
6. Roommate situations upon approval of owner and property manager, each co-applicant must meet income requirements individually, and is responsible for full security deposit.
7. The rejection of one co-applicant shall be deemed as a rejection of all co-applicants.
8. Applicant(s) may be denied for the following reasons:
 - a. Falsification of application by any applicant
 - b. Incomplete application by any applicant, or omission of pertinent information
 - c. Insufficient income for each applicant
 - d. Criminal conviction history of a violent or sexual crime committed by any applicant or by other occupants (including children) who plan to live in the residence (criminal background reports are obtained)
 - e. Poor credit history of any applicant (credit reports are obtained)
 - f. Poor rental profile of any applicant (rental history reports are obtained). Rental history of:
 - i. Non-payment or frequent late payment of rent
 - ii. Eviction
 - iii. Drug use
 - iv. Poor housekeeping
 - v. Poor supervision of applicant's children
 - vi. Unruly or destructive behavior by applicant, applicant's children, or applicant's guest
 - vii. Violence to persons or property by applicant, applicant's children, or applicant's guest

We do not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or familial status.

Generally, the applicant for a property is selected on a first come, first serve basis if the applicant is approved for all application selection criteria. However, in some situations, if multiple applications for a property are delivered on the same day, the applicant with the most favorable credit, rental history, and/or income will be selected. If an application is approved, but not the most favorable of the competing applications, the applicant(s) have the option to select another property.