3144 South 5th St.
Temple, TX 76502
(254) 771-2228
www.lvrmgt.com

Application Criteria

Thank you for your interest in one of LVR Management's properties. Our goals are to find the best residents for our properties and to provide excellent service to our residents. LVR Management follows the requirements of the Fair Housing Act and does not make any application decisions based on the applicants rase, color, national origin, religion, sex, physical or mental disability, or familial status.

General Requirements:

1.) Current Government issued picture ID is required.
2.) All applicants, aged eighteen (18) and over (that will reside in the property) must complete an application ($50 fee for each applicant)
3.) In the case of multiple residents, at least one person must qualify, incomes cannot be combined unless occupants are married.
4.) Application must be complete and signed. Incomplete applications will not be processed.
5.) Applicant acknowledges and accepts that LVR Management represents the owner of the property for which applicant is applying.

Rental Requirements:

1.) Two years of verifiable, favorable residence history from a third-party landlord is required.
2.) A criminal background check will be performed.
3.) Income that is equal to or greater than three (3) times the month rent
4.) Verifiable income, a current paycheck stub.
5.) A credit check will be performed. A minimum credit score of 600.

If the applicant does not meet the standard rental requirements listed above, management can approve the application with an increased security deposit or deny the application. Facts that may be considered in approving an applicant with an increased security deposit are but are not limited to divorce, medical bills, bankruptcy, amount of time unit has been available, number of similar units that may be available. If you have some information you would like to be considered when evaluating your application, please attach it to the original application.

Items that may require an increased security deposit or may be grounds for denial of application:

1.) Incomplete application or making false statements on the application.
2.) Any item under rental requirements that cannot be verified.
3.) A credit score under 600

Items that will result in an automatic denial.

1.) Any proposed applicant has had a criminal offence that was of a physical or violent nature against a person or property.
2.) A previous landlord reports damage to property.
3.) Evicted within the last year.

Pet (s) – Please request a copy of our pet policy/guidelines for more information. Pets may require an additional security deposit and/or non-refundable pet fee. Pet(s) over fifty (50) pounds will not be allowed in multi-family units (those units that share a common wall).

Limit to the number of occupants per bedroom –

LVR Management limits the number of occupants (age 2+) allowed for each bedroom to two (2) people. A child under the age of two will not count. No more than three people per room will be allowed regardless of age.

CTCOG – Section 8 Housing Availability -

The Section8 (Housing Program) is a voluntary program that property owners can choose to participate in. LVR Management currently manages property for different property owners and the acceptance of the program can vary from property to property. Please visit with an LVR Management representative if you will be using the program to indemnify available units that will accept the program.

LVR Management credit policy is subject to change at any time. Last revised date is 6/19/2024.