

STEPS: Victorian Village 1 on Hammerly
roomrental043@gmail.com

Furnished room rental details

\$150. Security deposit. \$50. non-refundable processing fee
\$40. AAOA independent background check non-refundable (Will require your email address)

Steps to Room Rental Victorian Village 1 on Hammerly

1. **Review:** Look over this document and the sample lease agreement carefully. Home visits are only scheduled after a text, chat or phone interview. Ask questions. Let's get to know each other a bit before a visit.
2. **Visit:** Schedule a visit to the property. Meet the owner. See the spaces. Review lease and rental agreement terms. What to bring: Texas ID and proof of income. (Most recent 60 days).
3. **Apply:** Provide your email address and receive an email form to complete from the independent (AAOA) background check company. This is a non-refundable \$40 fee payable directly to AAOA.
4. **Upon approval:** Agree upon Move-In date. Provide Security deposit \$100, and non-refundable processing fee, \$50. Pay first month's rent. Partial month notes: If you are not moving in on the first of the month, pay the pro-rata amount for the days leading up to your first full month. Roughly \$21 per day. Sign agreements. Upon these payments: ads for room will be taken down. Any other scheduled viewings are cancelled. Your lease terms for 6 or 12 months commence the first full month starting on the 1st and does not include prorated days prior.
5. **Payments to Homeowner:** Preferred: Cash. Sorry no Zelle or electronic transfers. Initial payments made by check will require 2 business days to clear prior to receiving a key to your new place. Monthly rent payments are due on or before the last day of the month If it falls on a weekend or bank holiday, payment is due the last business day before. (2-day grace period)
7. **Move-In Day:** Receive Key(s) and Wi-Fi passcodes.

Privacy & Secure Living: Your bedroom does not have an exterior lock, but your privacy is secure. The room will not be accessed indiscriminately. Owner will always text and /or knock before entering doing any repair work. This is a home environment. Residents expect care and respect of personal items such as purses, wallets phones etc. Thoughtful care is to be employed before inviting non-tenant guests into our home.
* *During pandemic, guests are discouraged.*

Feet and shoes: Owner is a diabetic. Clean floors are critical. Please help by sweeping the floors and patio entrance area. Street shoes are to be left at the entrance to not track dirt into the home or the second floor.



Village Spare Rooms

Pet-Free

Smoke-Free

Drama-Free

Clean ~ Quiet ~ Comfy