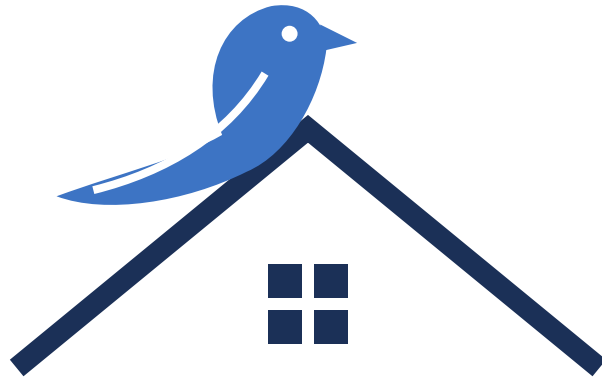




BLUEBIRD

— PROPERTY MANAGEMENT —

LIVING WELL. GROWING INVESTMENTS.

PROSPECTIVE TENANT PACKET

Find Your Perfect Home in Lubbock, Texas

3417 73rd Street, Unit 31 | Lubbock, TX 79423

806.401.4273 | christian@bluebirdlbk.com

Everything you need to know about applying for and renting a Bluebird home

Welcome Home

Quality rentals, managed with purpose

If you're searching for the perfect rental home, you've come to the right place. Bluebird Property Management offers quality single-family homes and residential properties throughout the Lubbock area. Our mission is simple: to provide residents with reliable, well-maintained homes they can be proud of.

From your first application through move-in and beyond, our team is committed to responsive communication, professional service, and a rental experience that feels like home.

Why Rent With Bluebird?

✓ Well-Maintained Homes

We take a proactive approach to maintenance. Repairs are handled quickly and professionally by a trusted network of licensed and insured contractors.

✓ Responsive Communication

We respond to all tenant inquiries within 24 hours - guaranteed. For urgent issues that can't wait, an emergency contact line is available after hours.

✓ Easy Online Everything

Apply online, pay rent online, and submit maintenance requests anytime through your secure Tenant Portal - from any device, day or night.

✓ A Fair, Consistent Process

Every application is evaluated on the same criteria. Clear communication of all costs upfront means no surprises before you commit.

***Quality homes in Lubbock don't stay available for long -
properties are rented first-come, first-served.***

How to Apply

A simple, transparent application process

1 Find Your Home

Browse our available rentals online. Use the search filters and detailed property listings to find the home that fits your needs and budget.

2 Submit Your Application

Apply online or in person. You'll need a completed application, the application fee, proof of income, and a valid form of identification. All applicants must be 18 or older.

3 Screening & Review

We review every application consistently and fairly. A completed application and required fees are what secure your spot - we cannot hold a property before you apply.

4 Approval & Lease Signing

Once approved, you'll sign your lease digitally and pay your security deposit. Standard leases are twelve months, providing stability for both you and the owner.

5 Move-In Day

Pay your first month's rent, pick up your keys, and get access to your Tenant Portal. Welcome home!

What We Look At

A single credit score doesn't tell the whole story. Applications are evaluated across multiple factors:

- ✓ Credit history
- ✓ Income verification
- ✓ Eviction history
- ✓ Employment verification
- ✓ Rental history & references
- ✓ Criminal background screening

A cosigner may be an option if you don't fully meet income, credit, or rental history qualifications.

Costs & Policies

Know every cost before you commit

Move-In Costs

- **Application Fee**
Due with your application; covers screening for each applicant.
- **Security Deposit**
Due at lease signing. Fully refundable when the home is returned in good condition, lease terms are met, and no balances remain.
- **First Month's Rent**
Due before you receive keys. Some properties may also require last month's rent upfront - every cost is clearly communicated before you commit.
- **Pet Deposit / Pet Rent**
Some homes welcome pets with an additional deposit or monthly pet rent; others have restrictions. Ask before you apply.

Good-to-Know Policies

- **Paying Rent**
Pay online through your Tenant Portal, by automatic bank transfer, or by check or money order, depending on your property's options.
- **Maintenance & Repairs**
We handle routine maintenance and repairs. Tenants are responsible for damage from negligence or misuse. Submit requests promptly through your portal.
- **Getting a Pet Later**
Review your lease and contact our team before bringing a pet home.
- **Roommate Changes**
All tenants share responsibility for the full lease term. If one tenant leaves, the remaining tenant may need to requalify or find an approved replacement.
- **Moving Out**
Your lease outlines the required written notice period. Submit your intent to vacate in writing before that deadline to avoid complications.

Living With Bluebird

Tools that make renting easy

Once you're a resident, your secure online Tenant Portal gives you a complete set of tools designed to make your stay comfortable and hassle-free.

Pay Rent Online

Submit payments anytime, from anywhere. Set up automatic payments and never worry about a due date again.

Request Maintenance

Submit maintenance requests 24/7 with photos and details. Track progress until the work is complete.

Access Your Documents

Your lease, notices, and payment history are always available in one secure place.

Reach Our Team

Message us directly through the portal - we respond within 24 hours, and an emergency line covers urgent after-hours issues.

Quick Answers

Can you hold a place before I apply?

Properties are first-come, first-served - a completed application and fees secure your spot.

How old do I have to be?

All applicants must be 18 or older to sign a lease.

Is my deposit refundable?

Yes - when the home is returned in good condition with all lease terms met and no balances owed.

Who needs a cosigner?

Applicants who don't meet income, credit, or rental history qualifications. Cosigners sign a guarantor agreement.

Ready to Find Your Home?

Let's get you moved in

1 Browse Available Rentals

View current listings on our website with photos, details, and pricing. New homes are added regularly - check back often.

2 Schedule a Showing

See the home in person. Our leasing team coordinates showings and answers questions throughout the process.

3 Apply Online

Move quickly when you find the right home. Have your income documentation and ID ready so your application can be processed without delay.

Questions? We're Here to Help.

Reach out anytime - we respond within 24 hours.

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OFFICE HOURS

Monday - Friday: 9:00am - 5:00pm | Saturday & Sunday: Closed

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Bluebird Property Management is a fully licensed property management company operating in Lubbock, Texas.