CHRISSIE POINDEXTER
REALTOR®
ALL CITY REAL ESTATE, LTD. CO.

FOR LEASE · AVAILABLE DECEMBER 1

108 Raleigh Drive

Highland Village · Georgetown, Texas



$2,550	4	3.5	2,525	2025
PER MONTH	BEDROOMS	BATHS	SQ FT	BUILT



KITCHEN



FAMILY ROOM



PRIMARY SUITE



BACKYARD

Home highlights

- Primary suite on the main floor with a soaking tub, separate walk-in shower and large walk-in closet
- Main-floor flex room that works well as a home office
- Quartz kitchen island open to the family room
- Upstairs game room plus a guest suite with its own full bath
- Refrigerator, washer, dryer and lawn care included
- Fenced backyard with covered patio; 2-car garage
- Community park, playground and walking trails nearby, with easy access to Ronald Reagan Blvd.
- Georgetown ISD (tenant to verify school assignment)

Information deemed reliable but not guaranteed. Terms subject to change; confirm current terms with the listing agent.

Lease at a glance

Rent	$2,550 / month
Deposit	$2,550
Available	December 1, 2026
Pets	No pets
Tenant pays	All utilities and pest control
Owner pays	HOA dues
Apply	$39.99 per adult via RentSpree

Scan for all 26 photos, the video tour and the online application.



Chrissie Poindexter
REALTOR®
All City Real Estate, Ltd. Co.

chrissiepoindexter.com
chrissie@chrissiepoindexter.com
512-870-7708

EQUAL HOUSING OPPORTUNITY

© 2026 Chrissie Poindexter, LLC

108 RALEIGH DRIVE · GEORGETOWN, TEXAS

Lease Basics & How to Apply

The terms

The home	4 bedrooms, 3.5 baths, 2,525 sq ft, built 2025; 2-car garage
Monthly rent	$2,550 (12-month lease)
Security deposit	$2,550
Available	December 1, 2026
Pets	No pets. Assistance animals are considered in line with Fair Housing law.

Who pays what

Tenant	All utilities and pest control
Owner	HOA dues
Included	Refrigerator, washer, dryer, lawn care
Schools	Georgetown ISD; please verify school assignment

How to apply

1. **Open the property page.** Scan the code or visit go.chrissiepoindexter.com/108-raleigh-lease, then tap **Apply Online**.
2. **Every occupant 18 and over applies separately** through RentSpree.
3. **The application fee is $39.99 per adult** (non-refundable), paid to RentSpree.
4. **Questions?** Text the listing agent, Chrissie Poindexter, at 512-870-7708.

Showings

- Appointments are required with at least 2 hours' notice.
- Agents: please schedule through ShowingTime. Renters without an agent can book on the property page.
- Please arrive on time, not early. Every Adult shows a photo ID and signs in at the door.
- Agents: please leave belongings as you found them, turn off the lights and lock all doors.

Information deemed reliable but not guaranteed. Terms subject to change; confirm current terms with the listing agent. The Information About Brokerage Services form is linked below.

Before you apply: choose a lease option and read the criteria (page 3)

12-month lease: $2,550/month; security deposit $2,550

Short-term lease (4 months, then month-to-month): $2,795/month; security deposit $2,795, one time

The criteria (page 3) apply equally to every applicant: income, rental history, credit, criminal history and more.



Chrissie Poindexter
REALTOR®
All City Real Estate, Ltd. Co.

chrissiepoindexter.com
chrissie@chrissiepoindexter.com
512-870-7708

EQUAL HOUSING OPPORTUNITY

© 2026 Chrissie Poindexter, LLC

Tenant Selection Criteria

108 Raleigh Dr, Georgetown, Texas 78633 · Landlord: Amit Patel and Kalpanaben Patel

Please read these criteria before you apply. The Landlord applies them equally, in the same order, to every applicant and does not discriminate on the basis of race, color, religion, sex, national origin, familial status or disability.

Lease options

- **Standard 12-month lease:** rent $2,550/month; security deposit $2,550. **Short-term lease (4 months, then month-to-month):** rent $2,795/month; security deposit $2,795 (one time); after 4 months it continues month-to-month at $2,795 (30 days' written notice to end), or the tenant may switch to a 12-month lease at $2,550 at any time. Both include the refrigerator, washer, dryer and lawn care.

1. Applying

- Every adult (18+) who will live in the home applies separately on this property's RentSpree link (Texas REALTORS® Residential Lease Application), listing everyone in the household. Complete applications are reviewed in order.

Screening fee per adult: $39.99 paid to RentSpree (non-refundable): credit, eviction and criminal background check

2. Income

Combined gross monthly income of all adult applicants of at least: 3 times the rent of the lease option chosen

- Accepted proof: two most recent pay stubs; a signed offer letter for a new job; tax returns or bank statements if self-employed; award letters or deposit statements for other lawful income. **Send these to the listing agent by text or email** (not through RentSpree).

If income falls short, the Landlord may accept: A guarantor earning 5 times the rent, or an additional deposit of one month's rent

3. Rental history, evictions and credit

Rental history:	12 months of verifiable rental or home-ownership history, or a guarantor
Evictions:	No eviction judgment in the past 5 years; no unpaid judgment owed to a landlord
Credit:	No open bankruptcy; no unpaid landlord balance; unpaid utility collections under $500
Credit score:	550+ each; below 550 may qualify at the Landlord's discretion with an extra month's deposit or guarantor

- Scores are reviewed per applicant, never combined; the below-550 option is offered the same way to every applicant. Not counted: medical debt; student loans in good standing or deferment; a limited or no-credit file; phone, cellular and internet collections (utilities means electric, gas, water, sewer and trash); and eviction filings dismissed or won by the tenant.

4. Criminal history

Considered within 7 years of conviction or release: felonies involving violence against a person (including sexual offenses), arson or intentional property damage, or manufacture or distribution of a controlled substance; and current lifetime sex-offender registration.

- Arrests without conviction, sealed or expunged records and juvenile records are never considered. Each record is reviewed individually, and you may share context before any decision.

5. Occupancy, animals and lease

Maximum occupants: 2 per bedroom Smoking: Non-smoking: none inside home or garage

- No pets. Assistance animals for a person with a disability are not pets; no pet fee, pet deposit or pet rent applies. Lease form: Texas REALTORS® Residential Lease.

6. Decision and notice

- A written decision is normally sent within 3 business days. Under Texas law, an applicant not accepted by the seventh day after submitting a completed application is considered rejected, and rejecting one co-applicant rejects all co-applicants on that application. Before a decision, an applicant may resolve an item by sending the listing agent proof of payment.

May be denied for: not meeting the criteria above, or providing false, inaccurate or incomplete information.

7. Landlord requirements during the lease

- **HVAC filters:** replaced each December, March, June and September, with dates recorded
- **Under-sink RO filters:** replaced every 6 months with compatible filters
- **Water softener:** salt added when low: Morton Clean and Protect pellets only (yellow bag)
- **Yard:** Landlord mows, edges, trims; tenant waters (HOA/city rules)
- **Renter's insurance:** required for the full lease term, as set out in the lease
- **Utilities and pest control:** paid by the tenant; trash carts returned after pickup
- **Safety:** smoke and CO alarms never disabled; leaks, damage, pests and hazards reported promptly
- **Changes:** written approval before alterations, rekeying or subletting

What to have ready

- A government-issued photo ID for every adult
- **Showings:** every Adult shows a photo ID and signs in at the door
- Proof of income, sent directly to the listing agent
- Current and previous landlord contact details

Fees and refunds

- The screening fee is non-refundable, including if you withdraw. Exception: if these criteria were not available before you applied and you are rejected, Texas law requires a refund.

Your rights

- Fair housing protections apply to every applicant.
- Reasonable accommodations, including assistance animals, may be requested at any time and are reviewed individually.
- If a decision is based in any part on a screening report, you receive a written notice naming the reporting agency, with the right to a free copy within 60 days and to dispute errors.

The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Equal Housing Opportunity · These criteria apply to every applicant for this property.

LEASE CONDITIONS

Tenant care and maintenance expectations

Tenant name(s)

Lease date

Check each item reviewed. Complete the blanks below; enter N/A where appropriate.

- ☐ **HVAC filters - quarterly schedule**
  During tenancy, replace HVAC air filters each December, March, June and September. Use the correct size and type; record actual replacement dates in the maintenance checklist.
- ☐ **Water-softener salt - check regularly**
  Add salt when the tank level is low. Use Morton Clean and Protect water softener salt pellets ONLY - yellow bag. Follow the system instructions; do not overfill.
- ☐ **Yard care - watering and beds**
  Landlord mows, edges and trims. Tenant waters and keeps beds tidy. Follow applicable HOA rules and local watering restrictions.
- ☐ **Under-sink RO filters - every 6 months**
  Replace reverse-osmosis (RO) filters beneath the sink every six months. Use compatible filters and follow the system instructions; report leaks promptly.
- ☐ **Cleanliness, drains and appliances**
  Keep the home sanitary; use provided appliances and fixtures properly. Do not put grease, wipes or unsuitable items in drains. Report clogs, leaks or malfunctions.
- ☐ **Repairs, moisture and emergencies**
  Promptly report damage, leaks, pests and unsafe conditions using the lease notice procedures. For immediate danger call 911, then notify the landlord when safe.
- ☐ **Safety and routine care**
  Do not disable smoke/CO alarms or security devices. Report malfunctions promptly. Replace accessible bulbs and user-replaceable batteries as provided in the lease.
- ☐ **Trash, utilities and weather protection**
  Dispose of trash properly; return carts from the curb after pickup. Maintain tenant-assigned utilities and follow reasonable freeze-protection instructions in the lease.
- ☐ **Use, occupants, pets and alterations**
  Follow lease terms for occupants, guests, pets, smoking, parking, noise and entry. Obtain required written approval before alterations, rekeying or subletting.
- ☐ **Renter's insurance**
  Maintain a renter's insurance policy throughout the tenancy as required by the lease. Coverage limits, proof of coverage and renewal requirements follow the lease terms.
- ☐ **Move-out and property condition**
  Follow lease notice and cleaning requirements; remove belongings and trash, return all access devices, and provide a forwarding address. Normal wear and tear is excepted.

MAINTENANCE CHECKLIST

HVAC filter replacements

Recurring annual schedule

- ☐ Due December
- ☐ Due March
- ☐ Due June
- ☐ Due September

Enter actual completion dates above.

RO filter model / type

RO filters last changed

Other instructions / pest-service responsibility

This Lease Conditions sheet is incorporated into and made part of the lease agreement identified above. If a provision conflicts with the lease, the lease controls, subject to applicable law.