

PREMIER REALTY & ASSOCIATES

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

7119 Bellaire Blvd, Houston, TX 77074

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

Application Process

Equal Housing

It is our expressed policy that we do not discriminate against anyone because of race, color, religion, sex, handicap, familial status, or national origin.

We do not lease to

- Applicants who falsify information on their rental application

Occupancy

Only single family is allowed with a maximum of 4 family member (adult and children inclusive). Sub-lease is not allowed. No pet will be allowed during any time of the lease.

Application

- All prospective tenants age 18 or older must provide a signed and completed residential lease application.
- A clear copy of picture ID
- A clear copy of SS card
- All prospective tenants' last 2 months' pay stubs or last 2 years tax return and last 3 months bank statements if self-employed.
- PLEASE DO NOT SUBMIT CREDIT REPORT, WE WILL DO OUR OWN BACKGROUND CHECK

Information to be verified for each adult applicant age 18 or older

1. **Criminal History:** Landlord does not accept applicants that have a criminal record. This includes but is not limited to a conviction of or deferred adjudication for:
 - Any felony
 - Drug arrest
 - Crimes against people or property
 - Spousal abuse
 - Crimes involving the manufacture, sale or distribution of controlled or illegal substances
 - Crimes involving solicitation of prostitution or prostitution
 - Crimes of a sexual nature, designated as a sexual predator/offender

2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Your verifiable income must have 3x or more of rental payment.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.