

**Landlord's Tenant Selection Criteria
For Property Located At:**

_____, Texas _____ (Address)

The criteria below are being provided in reference to the above property.

Pursuant to the Texas Property Code, Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute the basis upon which the Landlord will be making a decision to lease the Property to you.

If your application is denied based upon information obtained from your credit report, you will be notified. If other applicants are included with you on the lease, their information may have an effect on the Landlord's decision to lease. An application will be required from each prospective tenant and the Tenant Selection Criteria will apply for all applicants on the lease for this Property. A separate application and Tenant Selection Criteria form will be signed by each applicant. You will be notified of the Landlord's leasing decision.

1. **Criminal History.** The Landlord may perform a criminal history check on you to verify the information provided by you on the Lease Application. The Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History.** The Landlord may 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 the Landlord's decision to lease the Property to you.
3. **Current Income.** The Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income, along with the ability to verify the stated income, may influence the Landlord's decision to lease the Property to you.
4. **Credit History.** The Landlord may obtain, or request that you provide, a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. The 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 the Application.** Your failure to provide accurate information on your application, or your provision of information that is unverifiable, will be considered by the Landlord when making the decision to lease the Property to you.
6. **Terms and Conditions.** The Landlord may select a Tenant, in a multiple-offer lease situation, based on the rental amount, terms and conditions found preferable to the Landlord.
7. **Other.** _____

I have read and understand the Tenant Selection Criteria detailed above.

Tenant Applicant Signature

Date

Tenant Printed Name

May, 2012