

Tenant and Rental Criteria

This criteria is being provided by the Landlord only in reference to the Property located at the following address:

3019 Fairhope St. (Street Address)

Houston, TX 77025 (City, State, Zip)

It must be signed by Landlord and Tenant before acceptance of application.

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 a co-signer on the lease, 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.

- 1. Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
- 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 requires tenant must document at least 2.5 times the rent as their monthly income. The tenant applicant must provide at least 4 month(s) of recent paystubs. If self-employed, Landlord will require 6 months of bank statements and 2 years of tax returns.
- 4. Other Income:** Including Child Support, Social Security or other will require 4 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.
- 5. Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older.**
- 6. 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. *Credit rating must be above 700.*
- 7. Applications must be received for all persons over 18 years or older that will occupy the property. The fee for each applicant is \$6000 per occupant.**
- 8. Failure to Provide Accurate Information in Application:** *mj* 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.
- 9. Other:**

See addendum (starting w/ #10) mj

Landlord Requirements

mj

1 of 3



Landlord also requires the following acceptance by prospective tenant prior to application:

A. Monthly Rent: Due on the first day of the month \$ 2,600.00

B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due.

(1) Initial Late Charge: (a) \$ 50.00 (b) _____ % of one month's rent.

(2) Additional Late Charges: \$ 75.00 per day thereafter.

C. Pets: not permitted permitted with the following restrictions (size, weight, number, type): _____

(1) If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:

(a) a pet deposit of \$ _____ in addition to the security deposit.

(b) the monthly rent to be increased by \$ _____

(c) a one-time, non-refundable payment of \$ _____

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ _____;

and b) \$ _____ per day thereafter.

D. Security Deposit: \$; \$ 2,600.00

E. Utilities: All utilities to be paid by Tenant except: _____

F. Guests: Number of days guests permitted on Property: 1 week; 4 guest maximum

G. Vehicles: Number of vehicles permitted on Property: 2 - if guest visiting, 1 more car for max of 1 week

H. Trip Charge: \$ _____

I. Key box: Authorized during last 30 Days of lease: Early Withdrawal Fee \$ _____

J. Inventory and Condition Form: To be delivered within 2 days

K. Yard: To be maintained by: Landlord; Tenant; a contractor chosen and paid by Tenant; or _____ (contractor) paid by Tenant

L. Pool/Spa: To be maintained by: Landlord; Tenant;

M. Repairs: Emergency phone number for repairs: text landlord about issues needing attention.
Appliances or items that will not be repaired: outlet and lighting on back yard tree, outdoor speakers

N. Special Provisions: _____

O. Assignment, Subletting and Replacement Tenant Fees:

(1) If procured by tenant: (i) \$ _____; or (ii) _____ % of one month's rent.

(2) If procured by landlord: (i) \$ _____; or (ii) _____ % of one month's rent.

P. Other: _____

Landlord(s) Signature and Date:

marianne laury

see addendum attached 9/16/19

Tenant(s) Applicant Signature and Date:

2 of 3



Tenant and Rental Criteria

10. Tenant may not smoke in the house or on the property, nor allow any visitor(s) to smoke in the house or on the property.
11. Tenant may not have lit candles in the house.
12. Tenant must change and date the air conditioning filter once every month from March-October, and once every 2 months from November-February.
13. Tenant must water the flower beds at least three times per week if there is no rain.
14. Tenants must use only a damp mop – no chemicals- on the hardwood and bamboo flooring.
15. Tenant must only use marble and granite-safe cleaning products on countertops & guest bath (no use of common cleaners like bleach, vinegar, hydrogen peroxide, ammonia, Windex, 409, Tilex, Lime Away, Kaboom, CLR, or Lysol). Bering's has several safe choices.
16. Tenant must text landlord with need for repairs; tenant may not request repair person to do anything other than what the *landlord* and repair person agreed upon.
17. Should tenant choose to set up a security system in the house, landlord must approve of system first. Should landlord need to assess any issues in the house, landlord will only need call the tenant 2 hours in advance, and the system will have to be de-armed for landlord visit.
8. Tenant must have renters insurance.
7. Should tenant have a firearm on the property, it must be stored in a secure locked cabinet that only the licensed user has access to.
20. Payment will be made using auto draft/direct deposit to landlord's account.

383

