

CC Texas Realty LLC. Tenant Selection Criteria

Personal Requirements: Applicants must be 18 years or older. Each prospective resident who is 18 years or older must submit a separate application. Application fee is \$50 per person over 18 provided by a cashier's fee or money order made to CC Texas Realty LLC. These fees are NON-REFUNDABLE, even if not accepted.

Identification: We require identification in the form of a driver's license or passport and copy of social security card for each application.

Credit Score Requirements and Security deposit amount:

650 or higher=100% of one month's rent

620 to 649= 125% of one month's rent

580 to 619=150% of one month's rent of 10% increased monthly rent

Proof of Income:

The joint monthly income for ALL tenants must be 3 times the monthly rent.

Employment:

If an applicant has an employer please provide 2 months of bank stubs to verify income, which includes year to date income. If an applicant is self employed we require the previous 2 years of tax returns.

Rental History:

Previous good rental history is required. Please complete the Request for Rental History Form under the attachments tab in the listing.

Criminal History Criteria:

We will reject any applicant with a history of the following:

Prior Felony conviction

Sex Offense conviction

Possession of or intent to distribute a controlled substance

Assault related convictions

Pets:

Pets are allowed with a \$500 one time non-refundable pet deposit for each pet.

Signing this acknowledgment indicates that you have had the opportunity to review the tenant selection criteria. The tenant selection criteria will include factors such as criminal history, credit history, current income, and rental history, If you don't meet the selection criteria or if you provide inaccurate or incomplete information, your application may be rejected.

Once an application is approved, security deposits must be paid to hold the property. Move in dates are final and all funds are due on that date. If an applicant changes their mind or fails to fulfil the lease contract the deposit is non-refundable.

Prospective Tenant

Date

Prospective Tenant

Date

