

### Tenant and Rental Criteria

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

1300 Old Spanish Trl #2307

(Street Address)

Houston, Tx 77581-2291

(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 3.5 times the rent as their monthly income. The tenant applicant must provide at least 2 month(s) of recent paystubs. If self-employed, Landlord will require 3 months of bank statements and 2 years of tax returns.
4. **Other Income**: Including Child Support, Social Security or other will require 2 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.
7. **Applications must be received for all persons over 18 years or older that will occupy the property.** The fee for each applicant is \$60.00 for credit check.
8. **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.

9. **Other:**

See attached Landlord criteria.

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

A. **Monthly Rent:** Due on the  first day of the month

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) \$ 75.00  (b) \_\_\_\_\_ % of one month's rent.

(2) Additional Late Charges: \$ \$35.00 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 \$ 250.00 in addition to the security deposit.

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

(c) a one-time, non-refundable payment of \$ 300.00

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ \_\_\_\_\_; and b) \$ \_\_\_\_\_ per day thereafter.

D. **Security Deposit:** \$ ; \$1200

E. **Utilities:** All utilities to be paid by Tenant except: HOA Assessment

F. **Guests:** Number of days guests permitted on Property: 10

G. **Vehicles:** Number of vehicles permitted on Property: two unassigned spaces

H. **Trip Charge:** \$ \$75.00

I. **Key box:** Authorized during last 30 Days of lease: Early Withdrawal Fee \$ 1,500

J. **Inventory and Condition Form:** To be delivered within 7 days

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

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

M. **Repairs:** Emergency phone number for repairs: \_\_\_\_\_  
Appliances or items that will not be repaired: \_\_\_\_\_

N. **Special Provisions:** \_\_\_\_\_

O. **Assignment, Subletting and Replacement Tenant Fees:**

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

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

P. **Other:** \_\_\_\_\_

Landlord(s) Signature and Date

Edgar Villareal  
dotloop verified  
12/23/19 11:37 AM CST  
QTCR-POQU-ADGR-CTKZ

Tenant(s) Applicant Signature and Date:

\_\_\_\_\_

## Additional Landlord Criteria for 1330 OST #2307 Houston, Tx 77054-2144

### Landlord requires the following:

- Landlord requires a credit score of 700 or greater. *Landlord reserves the right to charge additional deposit on approved application under 700 credit score.*
- Tenant income to be 3.5 times the monthly rent.
- No more than 2 occupants.
- No section 8 housing assistance program will be accepted.
- Tenants to provide landlord verifiable employment and work history
- Applicants that have been evicted from other properties will not be accepted.
- Applicant must not owe previous owner/landlord any monies.
- Lease term or 1 year or greater only.

### Please provide the following information in submitting Tenant applications:

- Completed application on all adults 18 and up who will be living in the home to be completed on **go4rent.com**.
- Copy of employment resume or LinkedIn profile for each applicant.
- Copy of employment letter if just started employment
- References from previous landlord (if available).
- Last 2 month's pay stubs per applicant.
- Copy of Driver's license for each applicant
- Copy of SS card for each applicant.
- Copy of International Visa (if not a US Citizen or on work assignment).
- Copy of Passport (if not a US Citizen or on a work assignment).
- Signed information on Brokerage services.
- Signed Broker Notice to Buyer Tenant (Form: HAR410 )

Please note that the Landlord will require tenant to give permission for credit check and employment check on all applicants over 18 years of age. Credit check will be completed through **go4rent.com**. The application process will take approximately three days for verifications.

Upon acceptance of this application Landlord will require **tenant to pay a deposit of 1 month rent and 1 month rent in the form of a cashier's check.**

Please note until landlord receives all items above, the application will not be reviewed and processed. The home will continue to be marketed until Tenants we have a signed lease by all parties and full payment in cashier's checks.

Tenant has reviewed landlord criteria:

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_  
 Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord:    
 Landlord: \_\_\_\_\_

