TENANT SELECTION CRITERIA AND APPLICATION REQUIREMENTS

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 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.

Anyone occupying the property that is eighteen (18) years of age or older must fill out an application and pay the application fee of $40.00 at mysmartmove.com prior to any processing of the application.

Criminal History: Landlord will perform a criminal history check 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.

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. Applicants with past Evictions will not be accepted.

Current Income: 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 Landlord's decision to lease the Property to you. Must be able to verity that income is 3 times the monthly rent. Provide last 2 recent paystubs or last 2 years of taxes if self-employed.

Credit History: Landlord will obtain a Credit reporting Agency report, commonly referred to as a credit report, in order to verity 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.

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.

Pets: Pet policies and deposits vary from home to home so please contact the listing agent to determine the pet policy for this home. Most homes are limited to the number and size of pets. None of the following breeds will be allowed, including but not limited to: Pit Bull/ Staffordshire Terrier, Doberman Pinscher, Rottweiler, Great Dane, Presa Canario, Akita's, Alaskan Malamute, Chow, German Shepherd, Siberian Husky, Wolf hybrid. Any dog that may be aggressive, unrestrained, or has a previous bite history.

Security deposit and 1st months' rent:

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The security deposit must be provided within 48 hours of signed/executed lease. If the deposit is not received within the 48 hours the landlord may consider other applicants.

The 1st months rent must be a cashier's check made out to REALM REAL ESTATE PROFESSIONALS and provided prior to the lease start date. Keys will not be released without this payment.

I have read and fully understand the above tenant application, selection criteria, and requirements.

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Applicant Signature   Date

_____

Applicant Signature   Date

Property Address

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