

Dear Prospective Tenant(s),

Please review the Tenant Selection Criteria below prior to applying for 2011 Magnolia Dr, La Marque, TX.

If you would like to apply, each person 18 years and older needs to fill out an application at: <https://home.cozy.co/apply/#!/558338>

Thank you,

Jonathan Brubaker
Edgewater Realty
(832) 405-5959
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TENANT SELECTION CRITERIA FORM

Tenant Notice of Eligibility Requirements and Landlord's Tenant Selection Criteria reflect the grounds for which the rental application may be denied. Applicant denial includes the failure to provide accurate or complete information on the application form and the following;

REPORT REQUIRED	REPORT NOT REQUIRED	Landlord's Criteria
<u> X </u>	_____	<u>National Criminal History Report:</u> ___ Will <u> X </u> Will Not: Allow Felony ___ Will <u> X </u> Will Not: Allow All Misdemeanors <u> X </u> Will _____ Will Not: Allow Minor Misdemeanors (not including drugs, sex offenses or theft)
<u> X </u>	_____	<u>Previous Rental History:</u> Agent to call previous landlord and check payment history, broken leases, maintenance of the property, etc.
<u> X </u>	_____	<u>Credit History/Income:</u> Credit scores not below <u> 501 </u> 350 to 500 low 501 to 619 med PLUS: INCOME MUST BE 799 to 850 very high 2.5X MONTHLY RENT
_____	<u> X </u>	<u>Smoker:</u>
Will Allow	Will Not Allow	
_____	_____	<u>Pets:</u> CASE BY CASE, NO VICIOUS BREEDS, WILL REQUIRE ADDITIONAL DEPOSIT
Will Allow	Will Not Allow	

Landlord	Date	Tenant Applicant	Date
		Tenant Applicant	Date

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.