



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

1. **Criminal history** – no Felonies allowed and misdemeanors on a case by case basis.
2. **Credit-**
 - Credit score must be greater than 600+.
 - b. No late payments in last 6 months.
 - c. No outstanding evictions or judgments related to leases.
3. **Rental history** – agent will confirm prior history in renting including payments on time, adequate notice of termination of lease, maintenance of the property, etc.
4. **Pets** – case by case basis within the following guidelines:
 - a. NO AGGRESSIVE BREEDS (including but not limited to, Doberman, Mastiff, Rottweiler, Dogo, St. Bernard, Pitt Bull, Pitt Mix, Staffordshire Terrier, Great Dane, Chow Chow, German Shepherd, Caucasian Ovcharka).
 - b. No dogs less than 1 year old (vet records and pics may be requested).
 - c. No more than 30 lbs.
5. **Monthly Income** – must be 3 times greater than rent per month with documented income (paystubs).
6. **Smoking** – not allowed on the property.
7. **Ability to pay** – bank statements may be requested to verify funds available to pay security and pet (if applicable) deposit and 1st month's rent.
8. **Background Check** – Once application is approved; tenant will receive a rental a screening invite through mysmartmove.com. Cost for background check is \$40 non-refundable). Future tenant(s), please be on the lookout for this email (check both regular & junk/spam) inbox.
9. **Security Deposit & First Month** – Please deliver security deposit & first month to our office located at **2311 Dunlavy Street #100**, Houston, TX 77006. Money orders and cashier's check are acceptable, no cash.
 - Security Deposit/Pet Deposit payable to: **Gary Mosley**
 - First Month payable to: **Dwellings Houston LLC**