

Tenant/Application Screening Criteria

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. If your application is denied based upon information obtained from your credit report, you will be notified.

Criminal History: Landlord will perform an authorized criminal history check on all applicants as part of the application process. Landlord's decision to lease the Property to you may be influenced by the information contained in the report. Any offenses involving the following are grounds for automatic rejection: drug or drug related, sex offenses, aggravated offenses, burglary, prostitution, robbery, terrorism, dangerous animals, stalking or harassment, murder, organized crime.

Pets: Pets may be accepted on a case by case basis, depending on the owner's criteria. No aggressive breeds (or mixed aggressive breeds) are allowed on any property. Some examples of aggressive breeds are as follows: pit bulls, Doberman pincher, German Shepherd, Rottweiler, Chow, Akita, some huskies. No exotic or poisonous animals, illegal or endangered species allowed. Birds must be confined to cages at all times and cage must have a drip tray for trapping droppings. No reptiles, ferrets or rodents (hamsters, guinea pigs, sugar gliders, etc) of any kind are permitted. Fish tanks/ aquariums greater than 10 gallons are not permitted. The owner/landlord will determine which animal(s) will be accepted and that decision is final. Maximum of 2 pets per household and you must provide proof of current vaccinations and registration with applicable municipal authority as well as a photo of the animal(s) WITH YOUR APPLICATION. Pet fees starts at \$350 per animal and are non-refundable.

Previous Rental History: Previous landlord information must include **complete** dates of occupancy and names, addresses, and phone numbers for all landlords covering the previous 2 yrs. We must verify your rental history from unbiased sources (i.e. someone who is not a relative or family member). We accept base housing as rental history. Your failure to provide the requested information, providing inaccurate information, and/or information learned upon contacting previous landlords will influence Landlord's decision to lease the Property to you.

Income/ Employment: Applicant's income must be 3 times the monthly rental amount in verifiable gross income. Housemates (anyone not legally married) must qualify separately and cannot combine income to qualify. Income must be verified through at least 6 months of paystubs, employer contact, most current 2 yrs tax records and/or bank statements. Applicants must provide contact information for their human resources or payroll dept, the name of their direct supervisor and company main phone number. If you are self employed or starting a new job, you must provide the previous 2 yr's tax returns and 3 most current bank statements. Employment history must show at least 6 months with your current employer or continued employment in the same trade for the past 12 months. If you are starting a new job, you must provide a letter from employer verifying position and salary as well as proof of previous employment/income, i.e. paystubs, income tax statement, bank statement. Military active duty applicants must provide a copy of their orders showing that their assignment, to the best of their knowledge, will allow you to complete the terms of the lease.

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. Outstanding debt to a property management company or landlord, including judgment or collection activities, will result in denial of your application.

Failure to Provide Accurate Information in Application: Your failure to provide accurate information in your application or providing information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you. Providing false information on your application may result in your application being denied. If misrepresentations are discovered after the lease is signed, the lease agreement may be terminated.

Other: **Tenant is responsible for all utilities unless stated otherwise in the lease. Tenant is responsible for ascertaining which utility company provides service to the property and having the service connected on or before move in date. If utilities are not put in tenant's name by move in date, tenant will be charged fee stated in Landlord Rules plus any usage costs if utilities have been left in management company name at the start date of lease.**

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. 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.

Applicant Name/Date

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