

Dear Prospective Tenant(s),

Please review the following attached Tenant Selection Criteria prior to applying for 2901 Vance Ave, Texas City, 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/#!/490806>

Thank you,

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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> </u>	National Criminal History Report: <u> </u> Will <u> X </u> Will Not: Allow Felony <u> </u> Will <u> X </u> Will Not: Allow All Misdemeanors <u> X </u> Will <u> </u> Will Not: Allow Minor Misdemeanors (not including drugs, sex offenses or theft)
<u> X </u>	<u> </u>	Previous Rental History: Agent to call previous landlord and check payment history, broken leases, maintenance of the property, etc.
<u> X </u>	<u> </u>	Credit History/Income: 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> </u> Will Allow	<u> X </u> Will Not Allow	Smoker:
<u> </u> Will Allow	<u> </u> Will Not Allow	Pets: CASE BY CASE, NO VICIOUS BREEDS, WILL REQUIRE ADDITIONAL DEPOSIT

Receiving this document 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.