

These criteria are being provided in reference to the Property located at the following address:

1403 Rosedale St, Houston, TX 77004

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to Applicant. The following constitute grounds upon which Landlord will base their decision to lease the Property. If Application is denied based upon information obtained from Applicant's credit report, Applicant will be notified. Landlord decides on a case by case basis whether to require a higher security deposit, require a Co-signer on the lease, accept the asking security deposit or deny the Applicant completely.

1. **Criminal History:** Landlord will perform a criminal history check on Applicant to verify the information provided by Applicant on the Lease Application. Landlord's decision to lease the Property to Applicant may be influenced by the information contained in the report. Landlord will not accept any Applicants with a felony on their background check.
2. **Previous Rental History:** Landlord will verify Applicant's previous rental history using the information provided by Applicant on the Lease Application. An eviction search is performed for all Applicants. Applicant's 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 Applicant. Landlord WILL NOT accept any Applicant who has had an eviction, broken lease or owes any money to any of the current or previous Landlords. Landlord requires rental history from the last two residences if current residency is less than two years.
3. **Current Income:** Landlord may ask Applicant to verify income as stated on Applicant's Lease Application. The sufficiency of Applicant's income along with the ability to verify the stated income may influence Landlord's decision to lease the property to Applicant. Landlord requires proof of income (after taxes) to be at least THREE times the monthly rent. Applicant must provide TWO recent paystubs and TWO months of bank statements. If self-employed, Landlord will require TWO months of bank statements and the most recent filed tax return.
4. **Other Income:** Applicant must provide verifiable proof of other income including but not limited to Child Support, Social Security, etc. Other Income must be verifiable with THREE months of bank statements showing deposits or a letter from the court, Social Security or Financial Professional.
5. **Documentation:** A photo copy of current legible Driver's License (or Government photo ID) and photo copy of Social Security Card must be presented for each Applicant with the Application.
6. **Tenants on the Lease:** All Adults/Applicants are considered Tenants on the Lease Agreement and NOT considered Occupants or Guests.
7. **Renter's Insurance:** Landlord requires that Tenants maintain Renter's Insurance prior to move in and during the lease with limits of liability to third parties no less than \$100,000 per occurrence.
8. **Credit History:** Landlord will obtain a Credit Report from a Credit Reporting Agency in order to verify Applicant's credit history. Landlord's decision to lease the Property to Applicant may be based upon information obtained from this report. If Applicant is denied based upon information obtained from credit report,

Applicant will be notified and an Adverse Letter will be sent to Applicant so that Applicant can request a copy of their credit report from the Credit Reporting Agency.

9. **Failure to Provide Accurate Information in Application:** Applicant's failure to provide accurate information in Lease Application or any provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to Applicant.
10. **Application Fee:** Applications must be received for all persons over 18 years of age or older that will occupy the property. The application fee is non-refundable in the amount of \$50 per Applicant and made out to Landlord. Money Order or Cashier Check only. No personal checks are accepted for Application Fees.
11. **Verifications:** The Application should contain MULTIPLE contact numbers for Current/Previous Landlord or Manager from the last two home addresses. Applicant MUST provide proper notice to Current Landlord to have information released for verifications. If Applicant's employer requests additional fees for employment verification (such as The Work Number), Applicant needs to pay for this in advance. Employment Verifications will only be sent via fax or via email.
12. **Renter's Insurance:** Landlord requires that Tenants maintain Renter's Insurance prior to move in and during the lease with limits of liability to third parties no less than \$100,000 per occurrence. Applicant can go to www.eRenterPlan.com or get a quote from their own insurance company.
13. **Property Condition:** Per the Residential Lease Application, Applicant is strongly encouraged to view the Property prior to submitting an application. Landlord makes no express or implied warranties as to the Property's condition. Applicant must request Landlord to consider repairs or treatment in the Lease Application should Applicant.
14. **Other:** Factors Landlord also looks at are the lease term length (minimum of one year), the amount of expense needed to make the property acceptable to Applicant and amount of time before move in.
15. **Landlord also requires the following acceptance by prospective tenant prior to Application:**

A. Monthly Rent: Due on the FIRST DAY of the month.

B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the 2 day after the date on which rent is due.

(1) **Initial Late Charge:** \$100

(2) **Additional Late Charges:** \$25 per day thereafter until rent and late fees are paid

C. Pets: Permitted on a Case-By-Case Basis

(1) If a pet is permitted, Landlord requires the tenant to sign a Pet Agreement and a non-refundable pet payment of \$450

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$500 and b) \$ 75 per day thereafter.

D. Security Deposit: \$3250

E. Utilities: All utilities to be paid by Tenant except: Lawn care

F. Guests: Number of days guests permitted on Property: 7

G. Vehicles: Number of vehicles permitted on Property: 2

H. Trip Charge: \$75

I. Key box: Authorized during last 60 Days of lease.

J. Early Withdrawal Fee: \$4000

K. Inventory and Condition Form: To be delivered within 10 days

L. Repairs: Emergency phone number for repairs: 832-963-1307
Appliances or items that will not be repaired: Tenant Owned Appliances

M. Assignment, Subletting and Replacement Tenant Fees: No Assignment & No Subletting

Acknowledgement:

Percy Morales
dotloop verified
08/04/20 10:55 AM CDT
KZ65-OT70-HYGJ-ZJLF

Landlord's Signature Date

[Empty Signature Box]

Applicant's Signature Date

Madeline Morales
dotloop verified
08/04/20 10:52 AM CDT
KTB9-TK0X-PUSE-STWA

Landlord's Signature Date

[Empty Signature Box]

Applicant's Signature Date