REALTYONEGROUP EXPERIENCE

Landlord's Tenant Selection Criteria

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

Address: 30 Hermit Thrush, The Woodlands TX, 77382

Pursuant to the 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. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.

2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you in the Lease Application. Your 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 you.

3. **Current Income**: Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income may influence Landlord's decision to lease the Property to you.

4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to 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. If your application is denied based upon information from your credit report, you will be notified.

5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application to your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

No Previous Evictions **No Outstanding NSF Checks**
No Dangerous Dogs **No Trampolines**
No Above Ground Pools
Proof of Vaccines and Photo of pet(s) Required if allowed by Landlord

Minimum Credit Score: 670 **Maximum Number of Occupants:** 8

Criminal Background Permitted: **Misdemeanor** ☐ **Yes** ☑ **No** **Felony** ☐ **Yes** ☑ **No**

Minimum Gross Income: **3 Times Rent** **Smoke:** ☐ **Yes** ☑ **No** **If yes:** ☐ **Outside** ☐ **Inside**

Must Provide: Picture I.D. for all Adult Occupants (18 & Older)

Must Provide: Verifiable Rental History, Verifiable Income and/or Verifiable Employment

Other: to be disclosed on the case basis.

NOTE: Broker to pre-screen all applicants. Tenant's confidential applications and credit report/background reports to be shared with the Owner. Owner to make all final decisions on Tenant's application and approval or denial in a timely manner. Tenant approvals may not be based upon race, religion, ethnic background or national origin, sex, familial status including having children or being pregnant and or a mental or physical disability.

Initialed for Identification: Owner/Landlord Mdl and Tenant _____