

**Tenant Selection Criteria – 11612 Darby Chase Ct, Richmond TX
77406**

Please have the following items ready before applying:

- Last 2 address and landlord information
- Employer and Previous Employer: Names, Contact , Start Date, Salary
- Dependant information
- Emergency contact information
- Government issued photo ID (colored copy)
- 6 months pf pay stubs, bank statement, etc.
- Copy of renters insurance
- Picture of each pet that will occupy the property (if applicable)
- Current Vet Records (if applicable)

We do not pre-screen Applications. Applicants are required to pre-screen themselves with the following criteria and will need to meet the requirements below. If you feel you meet these minimum requirements, you are encouraged to apply:

Income

Before taxes monthly income must be at least approximately three (3) times the monthly rent, verifiable income. The prospect tenant must provide at least 6 months of recent stubs.

Employment Verification and History:

Good standing with current employer, and length of term with employers, verifiable history for at least three (3) years. The prospect tenant must provide at least 6 months of recent stubs.

Rental history:

Positive reference from current landlord, and no evictions. Verifiable residence history for at least three (3) years whether you currently own or rent.

Criminal history:

Landlord's decision to lease the Property to you may be influenced by information regarding criminal history.

Credit History:

We will obtain credit report through MySmartMove.com, in order to verify applicant credit history. A 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 he or she will be notified in writing. Good credit score is required.

Pets:

Pets are allowed on a case by case basis and approved by landlord. Any pet violations will be aggressively penalized. We require with your application, a picture of each pet that will be on the property. \$200 Non-refundable Pet Acceptance fee pet (if applicable). If you have a pet (s) there is an additional pet application charge which is administered by a third party pet screening too PetScreening.com. First pet is \$20 to register, additional pet \$15 (these fees are non-refundable). No fee for service animals. Listing agent will reach out with link to the pet application. **Occupancy will also be contingent on the results we receive back from the pet applicant(s).

- No aquariums larger than 20 gallons allowed
- No ferrets, reptiles or rodents of any kind are permitted as pets.
- All birds must be confined in cages and not allowed to reside outside their cage.

Tenants will be evicted for misrepresenting any of the above types of dogs, as well as for being in possession of any poisonous, dangerous, endangered species or otherwise illegal pet. Pet policies are strictly enforced, and any breach will be grounds of termination of your lease agreement at tenant's expense. Special consideration is given to "Service Animals" that assist a tenant with special medical needs. (Please provide proper documentation)

Smoking:

No smoking will be allowed inside the property at any time.

Additional Requirements:

Application fee is \$40 per adult tenant. Tenant will be sent link from mysmartmove.com and will pay application fee online via credit card. Application fee is Non-Refundable. Tenant must submit a copy of their current Driver License or Photo ID with the application

Deposit and first month rent is required at the time that the lease is signed.

Deposit required is \$1,950.00 in the form of Money order or wire transfer, will to be paid to landlord.

First month rent in the form of a cashier's check only, made out to: Memorial Realty LTD dba Keller Williams Realty Memorial

Signing this acknowledgement 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 will be rejected. Application fee is non-refundable.

Applicant's name (print): _____

Applicant's signature: _____ Date: _____

Applicant's name (print): _____

Applicant's signature: _____ Date: _____