

LANDLORD TENANT SELECTION CRITERIA

The following selection criteria are being provided to you pursuant to the Texas Property Code Section 92.3515. The following information provides the basis on which the landlord will make the decision to either accept or deny an applicant. Everyone occupying the property 18 years or older must submit an application.

1) Credit History

- a) Will not accept a consumer-provided report
- b) We will obtain a credit report. We will not
- c) Credit score must be a minimum of 625
- d) In case of denial for credit, a copy of the credit report will NOT be provided

2) Current Income

- a) Gross monthly income must be 3 times the rent
- b) If SSI or child support is claimed as income, proof must be furnished or it will not be considered

3) Previous Rental History

- a) Written verification will be obtained from previous landlords
- b) Rental history required for 2 preceding years

4) Criminal History

- a) Criminal record will be pulled from Criminal, Sex Offense and Terrorist Database History
 - 1) Applicant with record of violent crime(s) will be denied
- b) Sexual offender database will be checked
 - 1) Applicant convicted for crimes of a sexual nature will be denied

5) Failure to provide accurate information

- a) Insure application is complete and readable
- b) Must provide either email address or fax number for written verification from employer(s) and landlord(s)

ADDITIONAL GUIDELINES

- 1) Application fee of \$50 for each person over the age of 18 to live in the property to be provided prior to processing application. Application fee to be either cash or certified funds (such as cashiers check, money order, Zelle, Venmo)
- 2) Employment history for the last 3 years required.
- 2) Rent is due on the 1st of each month and is late on the 2nd. This does not change due to weekends or holidays. Late fees will be assessed for payments not received by 11:59 pm on the 2nd of the mo.
- 3) Actual move-in date required. Do not use "ASAP".
- 4) If landlord accepts dogs, the following breeds (but not limited to) WILL NOT be accepted: American Bulldog, American Pit Bull Terrier, Staffordshire Terrier (Pit Bull), American Staffordshire Terrier, Chow, Doberman, Rottweiler, Wolf Hybrid, and Akita or hybrids of these breeds. Prospective tenant must furnish photo of dog.
- 5) Carpet will be professionally cleaned prior to move-in and tenant must have carpet professionally cleaned upon move out (show proof with receipt) or the amount to professionally clean the carpet will be withheld from deposit.

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 Date

Applicant Date

Applicant Date

Applicant Date