

Tenant Selection Criteria

Pursuant to 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. If your application is denied based upon information obtained from your credit report, you will be notified.

1. FULLY COMPLETED Texas Association of Realtors lease application for ALL applicants 18 years and older
Anticipated Move-in Date (make sure move-in date is filled)

Once all lease docs have been received by landlord's agent, each applicant (18 years or older and with separate email addresses only) will receive an email from: smartmoverequest@mysmartmove.com requesting them to register for free and complete application and payment process securely online (\$40 per applicant).

Landlord will check credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report and possible interview with the prospective applicant. If your application is denied based upon information obtained from your credit report, you will be notified.

2. Current Income: Landlord will ask you prove your income as stated on your Lease Application. Paycheck stubs or tax returns are normally acceptable. Depending upon the rental amount of 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. Landlord wants to see 3 times the rent rate in total monthly gross or net income.
3. Criminal History: Landlord will require a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
4. Previous Rental History: Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlord may influence Landlord's decision to lease the Property to you.
5. Once approved, we will need the security deposit (one month's rent) to take the home off the market. This must be done within 24-48 hrs. To receive the keys, we will need the first-month rent. Typically, the keys are given at move-in day.
6. Landlord will use Texas Association of Realtors residential lease (TAR-2001)
7. Failure to Provide Accurate information in Application: Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

Signature of applicant: