



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. 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 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. Any applicants who have been convicted of the following crimes (regardless of when they happened) will automatically be disqualified: Felony offenses, drugs or drug related charges, sex offenses, prostitution, violent crimes, robbery/burglary, serious misdemeanors, stalking or harassment. Additional crimes not listed may result in an application denial as well.

2. 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 landlords may influence Landlord's decision to lease the Property to you. All applicants must have a minimum of two years good rental history, immediately prior, to qualify. Please include contact information for your previous landlord(s) and the dates you lived at the property. Renting from a relative or staying with a friend will not be considered for rental history. A mortgage may be considered for rental history, provided the account is closed and in good standing.

3. INCOME & EMPLOYMENT:

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. The minimum net income requirement for a single person living in the home is 3 times the rental amount. Each additional tenant/occupant/child requires another .5x the rental amount. Proof of income will be required to process your application. Acceptable proofs of income include pay stubs and tax returns. Other proof of income may be accepted on a case-by-case basis. Applicants who are self-employed will need to provide their most recent 2 year's tax returns. Applicants with less than 12 months employment at their current job will not be approved. Persons transferring to a new town to work with the same company will be permitted, provided they have been with the same employer for a minimum of 12 months.

4. CREDIT HISTORY:

Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, 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 obtained from your credit report, you will be notified. There is not a minimum credit score required. The following is a list of some categories which are evaluated: Ratio of good accounts to bad accounts, debts to previous landlords, eviction filings, and/or charged off accounts. Foreclosure is NOT a mandatory disqualification but could affect your application decision.