



A.M. Real Estate, Inc.
“serving Christ through real estate”
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Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

1. **Criminal History**: Acceptable criminal history of all occupants.
2. **Previous Rental History**: Favorable rental history for past two residences or 5 years (whichever is longer period). Failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence the decision to lease the Property to you.
3. **Current Income**: Verifiable income at least 3 times the monthly rent.
4. **Credit History**: Favorable credit history. All information contained in a credit report from a Credit Reporting Agency (CRA) will be considered. The number of late payments, total monthly debt obligations, and credit scores are determining factors.
5. **Evictions/Judgments**: No evictions or unpaid judgments.
6. Ability to pay move-In costs in full prior to occupancy.
7. Occupancy Guideline: 2 people per bedroom.
8. Pets are considered on a case-by-case basis. **AGGRESSIVE BREEDS ARE NOT ALLOWED.**
9. Applications may be denied for any of the following:
 - Adverse credit history
 - Adverse rental history and/or reference
 - Incomplete application - Failure to provide accurate information or information that is unverifiable
 - Falsifying application information
 - Inadequate income

If you do not meet the above qualifications, you may contact our office to discuss your specific details. Depending on your particular situation, additional requirements or conditions may be imposed, (i.e., increased security deposit, property inspections, etc.).

Applicant signature:

Date: