

4LivingRentals – Tennant Criteria

Property address: 820 E. Wilkins, Angleton, TX 77515

This is the Tenant Selection Criteria of 4LivingRentals (Landlord). It may be revised, modified, or updated from time to time by landlord at landlord's sole discretion.

Equal Housing – Landlord and landlord's agents are committed to providing equal housing opportunities to all applicants regardless of race, color, religion, national origin, sex, handicap, family status, or other protected class status under applicable law.

Occupancy Standard – A maximum of two (2) persons per bedroom are allowed

Application and Notification – an application must be completed for each occupant **18** years of age or older, and any occupants under the age of 18 **and** deemed an adult under applicable law.

- A non-refundable application fee must be paid by each Applicant before an application will be processed.
- All Applicants are required to present a valid government-issued identification. Except as otherwise prohibited by applicable law, non-U.S. citizen Applicants may be required to present additional documentation evidencing Applicant's right to live in the United States through the end of the lease term.
- An application does not constitute a lease agreement or offer to lease. No lease shall exist unless and until Landlord and Applicant execute a lease agreement and Applicant pays all required funds.
- Falsification of any information on an application may result in Applicant's automatic denial. If an Applicant is denied for falsifying paperwork, Landlord will retain all deposits and fees paid.
- The first Applicant to complete and submit the Application and all Application fees, pass the verification process, and pay all required deposits will be accepted.
- Notifications of acceptance or denial will be made by email to the email address provided on your Application. Denials will include information regarding the credit and background check provider.

Age – Lease holder(s) must be 18 years or older, unless head of household, Military under the age of 18 years, or a minor that has been emancipated. All occupants 18 years or older are required to complete an application, even if living with a parent or guardian.

Income – Gross monthly income of all lease holder(s) **must equal 3 (three) times the monthly rental amount**. All income must be verifiable. Income does not include allowance from parents, scholarships or study subsidies.

- If a household has more than three (3) Applicants, Landlord will use only the two (2) highest incomes in calculating the combined household income.
- In instances where sufficient income requirements cannot be met, Landlord may elect to accept pre-paid rent or a Guarantor.

Employment – Applicant must

1. Be employed with current employer for at least six months
2. Have current job and at least six months employment with previous employer
3. **OR** receiving retirement benefits or any other verifiable and consistent income

Self-Employment – Must provide the previous year's personal income tax return and the previous two months personal bank statements as evidence of sufficient income.

- Persons whose jobs are commission only or base salary plus commission, tips, or bonuses are considered self-employed

Credit – Credit Scores below 650 or no credit history may result in the requirement of an additional deposit or denial.

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Rental History – Previous rental history will be reviewed and no negative rental history will be accepted. Negative rental history is determined by:

- Failure to pay rent timely
- Evictions filed within the last three (3) years; prior evictions may result in an automatic denial of your application
- Damages exceeding \$1,000
- Repeated disturbances, not related to circumstances protected under Victims of Abuse Women’s Act
- Prior management references describing reports of drug dealing or manufacturing, gambling, or prostitution on the premises
- Applicant may be denied for an outstanding debit or judgment to any prior landlord

Co-signer or guarantor – A cosigner/guarantor may be required in the case of ONE of the following:

- No rental history or home ownership in the past five years, or
- No Employment (Students Only)

Landlord allows **only one** Guarantor per household, and Guarantor:

- Must submit an application and pay a non-refundable application fee
- Is subject to same qualification requirements as Applicants but must have an income of **four (4)** times monthly rent
- Will be required to sign the lease

Criminal, Sex Offense, and Terrorist Database Check – We will check these databases for all occupants over 18.

- We do not rent to any person convicted of violent crimes against persons or property; prostitution; domestic violence; involving the possession of weapons; or the manufacture or distribution of illegal substances. All are grounds for denial of an application.
- Criminal offenses will be evaluated based on type of offence, how long ago you were convicted, your age at the time of offense, evidence of rehabilitation, and any other information you would like us to consider. Details must be provided in writing along with any other supporting documentation you would like us to consider.

Renter’s Insurance – We require \$100,000 of renter’s liability insurance on the property. You will be required to submit proof of such coverage at the time of move in and upon renewal of such policy.

- Landlord (4LivingRentals) shall be identified as an additional insured

Animals/Pets – 4LivingRentals is pet friendly subject to liability/insurance restrictions.

- A maximum of **2 pet(s)** are permitted on the property. All animals must be photographed by management before approval and a non-refundable pet fee of **\$350 per animal** will be assessed prior to move-in
- Dogs whose breed or dominant breed weight exceeds **(65) pounds** at maturity are not accepted
- The following breeds or partial breeds are not permitted: Rottweilers, Pit Bulls, Akitas, Dobermans, Chows, Staffordshire Terriers, German Shepherds, Wolf-hybrids
- Exotic animals and reptiles are not accepted; additional restrictions may apply
 1. Support animals are not considered pets and are allowed to reasonably accommodate a handicapped leaseholder or occupant. A disabled person who has an emotional support animal (ESA) **must** produce a letter from a licensed mental health professional that prescribes the need for the animal
 2. Service Animals are allowed (military, police, arson, etc.) Service animals are animals that are individually trained to perform tasks for people with disabilities such as guiding people who are blind, alerting people who are deaf, pulling wheelchairs, alerting and protecting a person who is having a seizure, or performing other special tasks.

Smoke-Free Complex – 4LivingRentals is committed to providing a safe, clean environment for its tenants. Tenant agrees and acknowledges that the premises to be occupied by Tenant and members of Tenant's household have been designated as a smoke-free living environment. Tenant and members of Tenant's household shall not smoke anywhere in the unit.

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Privacy Policy for Personal Information of Rental Applicant and Residents – We are dedicated to protecting the privacy of your personal information, including your SSN and other identifying or sensitive personal information. Our policy and procedures are designed to help ensure that your information is kept secure, and we work to follow all federal and state laws regarding the protection of your personal information. While no one can guarantee against identity theft or the misuse of personal information, protecting the information you provide us is a high priority to our company and staff. If you have concerns about the issue, please feel free to share them with us.

- **How Personal Information is collected:** You will be asked to furnish some personal information when you apply to rent from us. This information will be on the rental application form or other document that you provide to us or to an apartment locator service, either on paper or electronically.
- **How and When Information is used:** We use this information for our business purposes only as it relates to leasing a dwelling to you. Examples of these uses include but are not limited to, verifying statements made on your rental application (such as your rental, credit and employment history), reviewing your lease for renewal and enforcing your lease obligations (such as to obtain payment for money you may owe us in the future).
- **How the Information is Protected and Who has Access:** We allow only authorized persons to have access to your personal information, and we keep documents and electronic records containing this information in secure areas and systems.
- **How the Information is Disposed of:** After we no longer need or are required to keep your personal information, we store or destroy in a manner designed to prevent unauthorized persons from accessing it. Our disposal methods include shredding, destruction or obliteration of paper documents and destruction of electronic files.

Locator Services: If you found us through a locator service, please be aware that the locator services are independent contractors and are not our employees or agents, even though they may initially process rental applications and fill out lease forms. You should require any locator services you use to furnish you their own privacy policies.

I understand and accept these qualifying standards and have truthfully answered all questions. I understand that falsification of Rental Application information will lead to denial of rental. I understand your ability to verify this information is limited to the information made available by the agencies and services used.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date