

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 and analyze current debt, revolving credit, late payments, etc. to determine applicants financial responsibility. Applicants with outstanding debts or collections will be denied.
- c) Credit score must be a minimum of 600
- 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 of applicant paying rent on time required for 2 preceding years
- c) No prior evictions will be considered

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 \$10 plus a \$35 tenant screening for each person over the age of 18 to live in the property to be provided prior to processing application. Application fee and tenant screening to be completed and processed through the online application at TenantCloud.
- 2) Stable and verifiable employment history for the last 2 years with photo state issued ID required.
- 2) Rent is due on the 1st of each month and is late on the 3rd. This does not change due to weekends or holidays. Late fees will be assessed for payments not received by 11:59 pm on the 3rd of the mo.
- 3) Actual move-in date required. Do not use "ASAP".
- 4) Landlord accepts pets on a case by case basis. Pet info including breed, weight and photo must be submitted. Prospective tenant must furnish all pet information for application to be processed.
- 5) House will be professionally cleaned prior to move-in and tenant must have property professionally deep cleaned upon move out (show proof with receipt) or the amount to professionally deep clean the house 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, debts owed, revolving credit, 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