

Landlord Tenant Selection Criteria **1446 Althea Dr, Houston, TX 77018**

This Selection Criteria is being provided to you pursuant to Property Code Section 92.35.15. The following constitute grounds upon which Landlord will be basing the decision to lease Property to you. Applicant(s) may need to provide proof of legal status in the United States as part of the application process. Such proof shall be in a form acceptable to landlord.

1. Residential Lease Application – Each Applicant over the age of 18 must complete a Residential Lease Application, Form (TXR-2003) 2-1-2-18.

2. Previous Rental History – Landlord’s agent will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord’s decision to lease the Property to you.

Note: If you have been evicted or broke a lease, we recommend you do not submit an application.

3. Current Income – Landlord’s agent will verify your income as stated on your Lease Application. Depending on the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify stated income, may influence Landlord/Agent’s decision to lease the property to you.

Note: All applicants combined take home income should be at least 3 times the monthly rent amount net.

4. Credit History – Landlord’s agent will obtain a Credit Reporting Agency report, commonly referred to as a credit report, in order to verify your credit history. Landlord’s decision to lease the Property to you may be based upon information obtained from the report. Delinquent accounts, charge offs, late payments, debt to income ratio, broken leases, evictions, judgements, monies owed to previous landlords are heavily considered. Credit Score of at least 670 is required.

5. Criminal Background Check & Eviction History report – Landlord’s agent will also obtain a Criminal Background Check & Eviction History report 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 reports.

6. Other – Regardless of outcome, Application Fee is Non-Refundable and will not be applied to your security deposit.

7. Approval – If approved, and unless the Landlord or Landlords agent and Applicant enter into a separate agreement, the required deposit must be submitted within 48 hours along with the signed Lease. The Property remains on the market and may continue to be shown to other prospective tenants and another offer accepted until a lease is signed by all parties and required deposit is received by the Landlord or Landlord’s agent.

8. Renter’s Insurance – Landlord requires Tenant(s) obtain Renter’s Insurance.

All occupants 18 or over must sign Landlord Tenant Selection Criteria form.

Equal Housing – Property is available without regard to race, color, religion, sex, handicap, familial status, or national origin on an equal opportunity basis.

Applicant

Date

Applicant

Date