



# GRADE A PROPERTIES

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825 Town & Country Ln 12th  
Floor, Houston, TX 77024

SERVICED BY

Grade A Realty, LLC.

# TENANT SELECTION CRITERIA



## **Property Code Section 92.3515**

Based on 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, the 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.

We are committed to equal housing and we fully comply with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA). We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, age, sexual orientation, or gender identity. We also comply with all state and local fair housing laws.

## **Income**

Your income, as stated on your lease application, will be verified. The minimum net income requirement for a single person living in the home is 3 times the rental amount. Proof of income will be required to process your application. Acceptable proofs of income include last 3 months of pay stubs, bank statement, 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, bank statements, and/or 1099's.

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## **Credit**

We do accept people with lower credit. Applicants with lower credit will be asked for a higher security deposit depending on their credit score range:

- If you have a 650 or higher, we will ask for a standard security deposit
- If you have a 550-650 score, we will ask for double the standard security deposit amount
- If you have below 550, we will ask for a triple the standard security deposit amount

## **Security Deposit**

Security deposit will vary based on credit score. Typically if the credit score is 650 or higher we will ask for security deposit to be equal to one month's rent.

## **Criminal**

The landlord will perform a criminal history check on you to verify the information provided by you on the lease application. The landlord's decision to lease the property to you may be influenced by the information contained in the report. Please make sure to attach a letter of explanation which will be presented to the owner. Each situation will be processed on a case by case basis.

## **Cosigners**

We do accept cosigners to help with credit or income. As a cosigner, you will be legally and financially responsible for the lease.



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## **Rental History**

The landlord will verify your current and previous rental history using the information provided by you on the lease application. Please include contact information for landlord(s) on the application. A mortgage may be considered for rental history, provided the account is closed and in good standing. If someone has a broken lease, previous eviction, foreclosure and/or bankruptcy, please provide a letter of explanation. Any previously owed balances will need to be rectified prior to moving into the unit.

## **Failure to Provide Accurate Information in Application**

Your failure to provide accurate, verifiable information in your application will be considered by the landlord when making the decision to lease the property to you. If it is determined that false information was purposely provided on an application, the landlord may deny your application. If it is not discovered that false information was provided until after a lease is signed, the lease agreement may be unilaterally terminated by the landlord, at the landlord's discretion.