

TENANT SELECTION CRITERIA FOR PROPERTY AT:

9432 KERRWOOD LANE, 77080

ANY PERSON OCCUPYING THE PROPERTY WHO IS 18 OR OLDER MUST MAKE APPLICATION FOR RENT.
LANDLORD REQUIREMENTS FOR RENTAL

1. **Verifiable Income-** Total income 3x the monthly rent payment preferred
2. **Employment-** 2 months pay stubs. Employment history for past 2 years.
3. **Rental History-** No prior evictions or broken leases will be accepted. Favorable rental history acceptable to the owner for the past 2 residences or 2 years, noting payment record, no excessive damage or complaints regarding tenants and/or guests, proper notice given when vacating, and general care taken to the property.
4. **Credit History-** A credit report will be run for the prospective tenant and the past 2 years history will be evaluated. A credit score of 680 or above is preferred by landlord.
5. **Criminal Background Screening-** Criminal, Sex Offender and Terrorist Database History: Landlord will check these for every applicant over 18 years of age.
6. **Pets-** Accepted on a case by case basis.. number and size will be limited as well as breeds with violent tendencies (ie.. Rottweiler, Pitt Bull). Total pet deposit of \$500 of which \$250 will be non-refundable is required for each pet occupying the property.
7. Applicants may be denied for the following or similar reasons: False, inaccurate or incomplete applications; Evictions, judgments related to rental residency, tax liens, unpaid child support; Current bankruptcy proceedings; felony convictions and out of prison/jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/ or appearances on any sexual offense or terrorist database.
8. Copy of valid drivers' license or identification is required
9. No Smoking Allowed in the home

Tenant will be "invited" by Landlord: to REGISTER AT ... WWW.MYSMARTMOVE.COM
There is a \$40 non refundable application fee.

Applicant Acknowledgement:

Landlord Acknowledgement:
