

## Rental Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord”) under written property management agreement, will be basing the decision to lease the property to you. Based on the information you provide, 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.

### 1. Criminal History

Landlord will perform a criminal history check on you to verify the information provided by you on the residential lease application. Decision to lease the property to you may be influenced by the information contained in the report.

### 2. Previous Rental History

Landlord will verify your previous rental history using the information provided by you on the residential lease application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence decision to lease the property to you.

### 3. Income

Landlord may ask you to verify your income as stated on the lease application. Depending upon the rental amount being asked for the property, the sufficiency of your income along with the ability to verify the stated income, may influence Landlord’s decision to lease the property to you.

### 4. Credit History

Landlord will obtain a Credit Reporting Agency (“CRA”) 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 this report. If your application is denied based upon information obtained from your credit report, you will be notified.

### 5. Failure to Provide Accurate Information in Application

Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the property to you.

Application fee is \$40.00 fee is non-refundable.

- Each person that will be living in our properties has to fill out their own application.
- All applicants will be screened for the following: credit check, criminal background, rental history and job duration. If you owe previous landlord, utility company or have any evictions you will not be eligible to rent from us. We will not lease to anyone under the age of 18.
- Monthly gross salary must be 3 times the rent.
- Please provide copies of your last 4 paycheck stubs.
- Photo Identification and social security card is REQUIRED for all persons over the age of 18.
- On properties that allow pets, there will be a pet deposit of \$400 for dogs under 40lbs (per animal). NO REPTILES.
- We pro-rate your first month's rent. The day of move-in is when rent starts. Per your application, you accept the listed property in as-is condition.
- Deposits (security and pet) and first month's rent must be paid with money order or cashier's check. All deposits must be paid in full before move in.
- Upon approval, you will be asked to bring in your security deposit and to complete a Deposit on Hold Agreement. This agreement will hold the property for up to 2 weeks. At this point your deposit is not refundable. Please be sure!
- For your health and safety, ALL of our properties are NO SMOKING.