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 online through the link provided. An application is considered complete when all documents are attached and a credit/background screening has been purchased and completed by applicant. Partial or emailed applications will not be reviewed or will be denied.

Credit History

- We will not accept a consumer-provided report
- We will obtain a credit report and analyze current debt, monthly payments, revolving credit, late payments, past-due balances, etc. to determine applicants financial responsibility. Applicants with outstanding debts or collections will be denied.
- Credit score must be a minimum of 580
- In case of denial for unhealthy credit, a copy of the credit report will NOT be provided

Current Income

- Stable and verifiable gross monthly income must be 3 times the monthly rent.
- The two most recent pay stubs as well as two most recent month's bank statements must be submitted with the application.
- If SSI or child support is claimed as income, proof must be furnished or it will not be considered

Previous Rental History

- Written verification will be obtained from previous landlords.
- Rental history of applicant paying rent on time required for 2 preceding years
- No prior evictions will be considered.

Criminal History

- Criminal record will be pulled from Criminal, Sex Offense and Terrorist Database History.
- Applicant with record of violent crime(s) or crimes of a sexual nature will be denied.

ADDITIONAL GUIDELINES

- Application fee of $10 plus a $39 tenant screening for each person over the age of 18 to live in the property is to be provided prior to processing application. Application fee and tenant screening to be completed and processed through the online TenantCloud application.
- A state-issued photo I.D. is required for every applicant.
- Stable and verifiable employment history for the last 2 years is required.
- 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 accessed for payments not received by 11:59 pm on the 3rd of the month.
- Landlord accepts pets on a case by case basis. Pet info including breed, weight and photo must be submitted. Prospective tenants must furnish all pet information for application to be processed. A pet fee in addition to a pet deposit will be required before move-in.
- 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