

## Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria is being provided to you. The following constitute grounds upon which the landlord will be basing the decision to lease a property to an applicant.

1. **Current Income:** Landlord or landlord's representative may ask for verification of income as stated on the Lease Application. Based upon the rent rate, the landlord may require verifiable, sufficient income to lease the property to you. Sufficient income is net income 3x more than rent. Applicants who are self-employed may be asked to submit their current and previous year's tax return with all schedules and their last 3 consecutive bank statements. Self-employment income is classified as Form 1040 C, line 31: "net income" plus line 13: "depreciation". Employment may be verified by the landlord.
2. **Credit History:** Landlord or landlord's representative will obtain a Credit Report and verify your credit history. The landlord's decision to lease the property may be based upon information obtained from this report. Applicants with a debt to net income ratio in excess of 51% may not be accepted. If you have additional income you wish to be considered, you must make the landlord aware of this income and provide proof of the income and proof of the continuance of this additional income.
3. **Criminal History:** Landlord or landlord's representative will obtain a criminal history check on all applicants 18 years of age and older who are applying to lease the property. Landlord's decision to lease the property may be influenced by the criminal history found in the report.
4. **Rental History:** Landlord or landlord's representative will contact and confirm your previous rental history. The landlord's decision to lease you the property may be influenced by the information provided by your previous landlord(s).
5. **All Applicant Information Must Be Factual:** Failure to provide accurate and complete information on the application will be considered by the landlord when making the decision to lease the property.
6. **Smoking Policy:** There is absolutely no smoking allowed on the property, including the garage and shed.
7. **Pet Policy:** Cats are not allowed as pets on the property. Dogs may be allowed subject to the Pet Agreement. Any dog must be of a non-dangerous breed and be house broken. Verified service animals are not subject to this restriction.
8. **Approval Criteria:**  
The following items may negatively affect your application approval:
  - a. Incomplete application or rental history
  - b. Previous Evictions
  - c. Insufficient Income

- d. Sex Offender Convictions
- e. Drug Convictions, including intent to sell
- f. Credit Score
- g. Domestic Violence Convictions
- h. Previous Lawsuits Against Landlords
- i. Current Unpaid Judgments or Liens, Recent “charge-offs”, Bankruptcy
- j. History of noise complaints
- k. History of lease violations
- l. Criminal convictions for crimes considered harmful to people or property
- m. Having caused damage in excess of the security deposit at previous leased properties

**This document must be signed, dated, and returned with each application along with a valid driver’s license copy, any required documentation for approval, and application fee. Signing this document indicates you have received and read the landlord’s tenant selection criteria. If you do not meet the tenant selection criteria or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be returned.**

**This acknowledgment is part of the rental application.**

Applicant Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

ALL PARTIES WILL BE TREATED FAIRLY AND EQUALLY WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, NATIONAL ORIGIN, OR SOURCE OF INCOME.

ALL PARTIES WILL BE TREATED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

### **Application Checklist**

- Completed application for each person 18 yrs and older
- Anticipated move-in date within 15-20 days or less unless otherwise agreed. You must specify your preferred move-in date on the application.
- Copy of photo ID (each applicant 18 and older)
- Proof of income for the last 2 months (pay stubs/bank statements) Application Fee payable to Go4Rent.com. This service will collect all information required by the landlord for verification and approval.

You will be notified of approval or denial. This process can take 2 to 5 business days. If your employer or current/previous landlord is unavailable, the process will take longer.

*Please note, the rental property stays on the market and will continue to be shown until all funds are paid and the lease has been executed.*

*You are required to set up your utilities 2 business days prior to your move-in date unless otherwise agreed to in writing.*