

# RENTAL CRITERIA

This criteria is being provided by the Landlord only in reference to the property located at the following address:

22411 Elsinore Dr (Street Address)

Katy, TX 77450 (City, State and Zip Code)

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. Only Applicants that are 18 years old or over will be considered.

<b>1 Residential Lease Application</b>	Provide a complete and signed TAR Residential Application for each Applicant.
<b>2 Identification</b>	Provide a clear and readable Driver's License copy for each applicant.
<b>3 Income</b>	Income must be <u>3</u> times the rent. Landlord requires the following documentation: If <b>W2</b> (Employed by a company): <u>1</u> most recent paystub. <u>1</u> most recent Bank Statement. <u>1</u> year of most recent Income Tax Returns. If <b>1099</b> (Self-Employed): <u>6</u> months worth of most recent Bank Statements <u>1</u> year of most recent Income Tax Returns. If <b>other type of income</b> is received, provide: <u>6</u> months' worth of Bank Statements showing deposits and related letters depending the type of income
<b>4 Rental History</b>	Landlord will verify your previous rental history using the information provided on the Lease Application.
<b>5 Credit History</b>	Landlord will obtain a Credit Report. <b>Minimum Credit Score Required:</b> <u>640</u>
<b>6 Criminal &amp; Eviction History</b>	Landlord will perform a criminal and eviction check on potential Tenants.
<b>7 My Smart Move</b> <a href="http://mysmartmove.com">mysmartmove.com</a>	E-mail ALL documents listed above and each Applicant's E-mail address to: <a href="mailto:andrea@thegavateam.com">andrea@thegavateam.com</a>

The Landlord will verify the information provided by the Tenant(s). These criteria constitute grounds upon which the Landlord will be **basing the decision** to lease the property to you. Based on the information/documentation you provide, Landlord may approve, deny, your application or may request additional information/documents.