Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property
to you. If your application is denied based upon information obtained from your credit report, 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 Lease Application. Landlord's 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 Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information]earned upon contacting previous landlords may influence Landlord's decision to lease the Property to you. Landlord will not accept evictions or broken leases within the last 48 months.
3. Current Income: Landlord may ask you to verify your income as stated on your Lease Application. Applicants must make a min of 2.5 times the amount of rent. All income must be provided at the time application is submitted.
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 will not solely be based on your credit history, however a double deposit will be charged for all credit scores under 540 (using your middle fico score).
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 deemed as falsification of application and will immediately be denied.   APPLICATION FEE WILL NOT BE REFUNDED.

Applicant Signature   Date   Agent Signature   Date