

## Tenant Selection Criteria

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

**3115 Lazy Brook Dr, Sugar Land, TX 77479**

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. 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 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 learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
- 3. Current Income:** Landlord may ask you to verify your income as stated on your 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. Resident Score:** Landlord will obtain a Resident Score report from Transunion, very similar to 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 resident score, 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.
- 6. Other:**  
**Non-Smoker ONLY.**  
**Land lord will verify: employment history, income, and bank statement. Income must be at least 3 times of rent. Most recent bank statement showing available funds less than 3 times of monthly rent may influence Landlord's decision to lease the property to the lease applicants.**

**If resident score is less than 700, it may influence Landlord's decision to lease the property to the lease applicants and security deposit could increase to 2 or 3 months if application is approved.**

**Required items to send along with the lease application form: copy of valid Driver's License.**

, copy of recent 3 month pay stubs along with a Verification of Employment letter from employer; for self-employed, please send most recent income tax return, most recent 2 bank statements (bank account number can be covered but must show applicant's name). \$60 non-refundable application fee for single applicant, \$120 for a couple.

Each adult 18 years old and over is required to submit a separate application.

Tenant insurance with landlord's name added as additional interest is required prior to move in and maintained during lease term. Tenant is to pay first \$80 for each repair request. To secure the unit after lease application is approved, tenant is to sign lease agreement and submit security deposit required with prorated rent if any within a week from the date the lease is signed. Proof of tenant insurance and enrollment to start utilities on or before move in date is required to exchange keys.