



# APPLICATION CRITERIA

*Pursuant to Texas Property Code Section 92.3515, these Tenant Selection Criteria are being provided.*

## **Normal Landlord's Selection Criteria:**

- Gross Monthly Income must be 3 times the rental amount and verified by one (1) month pay stubs and two (2) months bank statements.
- Good two-year **Verifiable** Employment History verified by current/past employer.
- Good two-year **Verifiable** Rental History verified by current/past landlord.
- Good Rental Credit Score (**no lower than 640**) verified by TransUnion SmartMove® (rental credit score), (some exceptions per landlord requirements)(**Lower Scores and Credit Issues Approval May Require Additional Deposit and Reserve Rental Payments**)
- Criminal History Report accessed and verified by Allsource Property Management™ via TransUnion SmartMove®.
- Proof of Current Renter's Insurance.
- Non-smokers only.
- Landlord's Rules & Regulations to be attached to Lease.
- No evidence of Bed Bug Addendum to be attached to Lease

***\*\*\*Prospective Applicants who do not meet the selection criteria may be approved with additional security deposit, an approved Guarantor co-signer and/or landlord's approval.***

## **IMMEDIATE DENIAL SHALL RESULT FROM ALL THE FOLLOWING:**

- Invalid and/ or no Social Security Card, Invalid and/or no Driver's License or Government Issued Identification, or false information on Application.
- Insufficient Income and/or Negative Employment History.
- Negative Rental History including Eviction, Late payments, Returned/bounced checks, balance owed to previous Landlord, Lease violations, Landlord complaints, property damage.
- Negative Credit History including repossession, eviction, foreclosure, bankruptcy.
- Criminal History including but not limited to misdemeanors, felonies, sex offenders, terrorist activity.

### **In order to facilitate the Application Submittal and Approval Process involving multiple Lease Applicants**

- Lease Applicants will be notified of a multiple application situation.
- All Complete Applications with Fee will be processed by Allsource Property Management™.
- Landlord will be provided all processed applications for review.
- A processed application that is reviewed by Landlord is NOT subject to refund.
- The decision of accepted Lease Applicant is made solely by the Landlord and **NO** approval is implied without stated written approval from landlord.

**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, 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.**

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Tenant 1

Date

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Tenant 2

Date