

Tenant and Rental Criteria for Property at 21503 Hannover Way Ct., Spring Tx 77388

This must be signed by the Landlord and Tenant before acceptance of the application

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, the 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, 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.

General Requirements

*Landlord requires a clear copy and readable Driver's License or valid Government Issued ID for each Applicant 18 years or older.

Applications must be received for all persons over 18 years or older that will occupy the property. The application will be sent to each applicant via email after the receipt of the application fee and required documents (marked with *).

In the case of multiple residents, at least one person must qualify. Incomes cannot be combined unless occupants are married.

Failure to Provide Accurate Information in Application: Failure to provide accurate information on the application or provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to applicant.

Property will remain on the market during the approval process. Submission of the application deposit will expedite the process after approval.

Rental Requirements

Landlord will perform a criminal history check to verify the information provided by on the Application. Landlord's decision to lease the Property may be influenced by the information contained in the report.

Landlord will verify previous rental history using the information provided on the Application. 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 applicant.

Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify credit history. Landlord's decision to lease the Property may be based upon information obtained from this report. If an application is denied based upon information obtained from the credit report, the applicant will be notified.

The following factors will be considered in denying an application or changing the offering terms:

- Having been sent a 3 day notice to vacate
- Giving insufficient funds check(s)
- Previous eviction
- Previous past due rent or other charges outstanding to a landlord
- Previous property damage
- Failure to have given a proper 30 day notice/Breach of lease
- Previous or present rude and disruptive behavior
- Making false statements on the application

Income Requirements

*Landlord requires tenants to provide pay stubs showing at least 3 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent pay stubs.

*Self-employed applicants must provide two years' tax returns or a P & L statement acceptable to landlord.

Employment Requirements

Verifiable employment and/or other income is required. If applicant is unemployed the application will be denied unless acceptable proof of income from other sources is provided. Other income, including Child Support and/or Social Security will require 3 months' worth of Bank statements showing deposits and a letter from the court, Social Security or Financial Professional.

Applicant will be denied if we are unable to verify the income or employment status.

Self-employed applicants must produce written verification of work history through tax returns or bank statements.

If applicant does not meet the stated employment criteria but otherwise qualifies, an additional deposit may be required.

Credit Requirements

Outstanding bad debts being reported on credit report may result in denial or require an additional deposit, additional rent paid in advance and/or a qualifying guarantor.

Excessive collections may result in denial.

Outstanding debt to property management or landlord may result in denial.

Non-discharged bankruptcy will result in denial.

After discharged bankruptcy, applicant must show six (6) months of positive established credit.

A credit score of 590 or above is required.

Automatic Denials (Criminal Background)

Application will be denied if applicant:

Has had a felony offense within the last ten (10) years.

Has had a criminal conviction and been out of jail/prison less than five (5) years.

Was convicted of a criminal offense that was of a physical or violent nature against a person or property.

Is a multiple offender.

Is a sex offender

Landlord Requirements

Landlord also requires the following acceptance by prospective tenants prior to application:

Pets: Are not permitted

Pet violation charges: (a) an initial charge of \$500.00 and (b) \$100.00 per day thereafter.

Security Deposit: \$4,300 (\$2,150 + one month's rent)

Utilities: All utilities to be paid by Tenant

Yard: To be maintained by Tenant

Key box: Authorized during last 30 Days of lease.

Washer, dryer, and refrigerator included in lease. All appliances will be maintained in working order.

Tenant will be responsible for and shall pay the first \$100 of any repair request made to Landlord.

Assignment, Subletting and Replacement Tenant Fees: n/a - Not Permitted

Landlord will require Tenant to have Renter's Insurance.

Please send all documents to narmeen@avorec.com

Tenant Applicant Signature: _____

Email Address: _____

Date: _____

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Email Address: _____

Date: _____