

**Tenant and Rental Criteria**

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

9639 Weatherwood Dr (Street Address)

Houston, TX 77080-5333 (City,State,Zip).

It must be signed by Landlord and Tenant before acceptance of 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, 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 requires tenant must document at least 3 times the rent as their monthly income. The tenant applicant must provide at least 2 month(s) of recent paystubs. If self-employed, Landlord will require 2 months of bank statements and 2 years of tax returns.
- 4. **Other Income:** Including Child Support, Social Security or other will require 3 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.
- 5. Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older.
- 6. **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 may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
- 7. **Applications must be received for all persons over 18 years or older that will occupy the property. The fee for each applicant is \$65.00 + \$100.00 Administration Fee if application is accepted.**
- 8. **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.
- 9. **Other:**

[Empty rectangular box for additional information]

Landlord Requirements

DS [Signature] DS [Signature]

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

A. Monthly Rent: Due on the  first day of the month

B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due.

(1) Initial Late Charge:  (a) \$ \$50.00  (b) \_\_\_\_\_ % of one month's rent.

(2) Additional Late Charges: \$ \$25.00 per day thereafter.

C. Pets:  not permitted  permitted with the following restrictions (size, weight, number, type): \_\_\_\_\_

One pet will be considered on a case-by-case basis.

(1) If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:

(a) a pet deposit of \$ \$500.00 in addition to the security deposit.

(b) the monthly rent to be increased by \$ \_\_\_\_\_

(c) a one-time, non-refundable payment of \$ \_\_\_\_\_

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ \$2,000.00; and b) \$ \$25.00 per day thereafter.

D. Security Deposit: \$ : \$ 2,700

E. Utilities: All utilities to be paid by Tenant except: N/A

F. Guests: Number of days guests permitted on Property: 10

G. Vehicles: Number of vehicles permitted on Property: 2

H. Trip Charge: \$ \$75.00

I. Key box: Authorized during last 30 Days of lease: Early Withdrawal Fee \$ \$680.00

J. Inventory and Condition Form: To be delivered within 7 days

K. Yard: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant; or  \_\_\_\_\_ (contractor) paid by Tenant

L. Pool/Spa: To be maintained by:  Landlord;  Tenant;

M. Repairs: Emergency phone number for repairs: 210-274-8837  
Appliances or items that will not be repaired: \_\_\_\_\_

N. Special Provisions: Maximum number of ads is 2. Tenant is responsible for any repairs \$75 and less. Tenant is subject to attached deed restrictions

O. Assignment, Subletting and Replacement Tenant Fees:

(1) If procured by tenant:  (i) \$ \_\_\_\_\_ ; or  (ii) 100 % of one month's rent.

(2) If procured by landlord:  (i) \$ \_\_\_\_\_ ; or  (ii) 100 % of one month's rent.

P. Other: \_\_\_\_\_

Landlord(s) Signature and Date: Conner N. Turner 8/24/2022 | 12:31 PM CDT

Tenant(s) Applicant Signature and Date: Mattie Lee Turner 8/24/2022 | 12:33 PM CDT

**Attachment A**

**9639 Weatherwood**

**Tenant Selection Criteria**

Tenants will be required to provide proof of insurance prior to lease commencement date and maintain during the term of the lease a renter's or liability policy that provides limits of liability to third parties in an amount not less than \$100,000 per occurrence. Landlord's insurance does not cover personal property items of tenants.

DocuSigned by:  
*Conner N. Turner* 8/24/2022 | 12:31 PM CDT  
C215F27E3D1A4A8...  
\_\_\_\_\_  
**Landlord** Conner N. Turner **Date**

DocuSigned by:  
*Mattie Lee Turner* 8/24/2022 | 12:33 PM CDT  
3061100672394E6...  
\_\_\_\_\_  
**Landlord** Mattie Lee Turner **Date**

\_\_\_\_\_  
**Tenant** **Date**

\_\_\_\_\_  
**Tenant** **Date**

769

9  
restu  
7

THE STATE OF TEXAS | 1674717  
COUNTY OF HARRIS | KNOW ALL MEN BY THESE PRESENTS:

THOMAS, H. ZONANA, TRUSTEE, of Harris County, Texas, is the owner of the following described property lying and situated in Harris County, Texas, being more particularly described as: all of CAMPELL WOODS SECTION THREE, being a subdivision of 44.304 acres of land out of the Michael Cronican Survey, in Harris County, Texas, according to the map thereof dated April 23, 1956, and filed for record on June 22, 1956 under County Clerk's File Number 1,617,036 Harris County, Texas; and

THOMAS, H. ZONANA, TRUSTEE, is interested in restricting such property against certain uses; and

THOMAS, W. A. REINHORN, TRUSTEE, J. C. BAUER, TRUSTEE, and MRS. EMMA REINHORN, TRUSTEE, are the present holders of certain liens covering said property and desire hereby to join H. ZONANA, TRUSTEE, herein and do hereby further desire to expressly subordinate all of their said liens to the restrictions and covenants hereinafter set forth:

NOW, THEREFORE, WE, H. ZONANA, TRUSTEE, as the owner of said property, joined herein by W. A. REINHORN, TRUSTEE, J. C. BAUER, TRUSTEE, and MRS. EMMA REINHORN, TRUSTEE, as the lienholders of said property, do hereby make and place the following restrictions and protective covenants upon said tract of land and upon all of the lots in said tract known as CAMPELL WOODS, SECTION THREE, for the use and benefit of ourselves and our successors in title, respectively, which said covenants shall run with the land and shall be binding upon us and all parties

Return to:  
MONICA GLAZE  
9630 CAROUSEL LN.  
HOUSTON, TX 77080

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante* Deputy  
Gabriel S. Infante



RP 088-28-2400

710

and persons claiming under us. This instrument creating said restrictions and protective covenants upon said tract of land and upon all of the lots in CAMPBELL WOODS, SECTION THREE, is set forth in two (2) parts, Part 1 is applicable to those lots designated in said Part 1 as the Business Area, and Part 2 is applicable to those lots designated in Part 2 hereof as fully-protected residential lots.

*see*

These covenants shall run with the land and shall be binding on all parties hereto and all persons claiming under them until January 1, 1984, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

If the parties hereto or any of them or their heirs, successors, or assigns, or any future owner or owners of the lots in the above described tract known as CAMPBELL WOODS, SECTION THREE, shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons attempting to violate, or violating, any such covenants, and either to prevent him from doing so, or to recover damages or other dues for such violation.

Invalidation of any one or more of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

HP 008-28-2401

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante*  
Deputy  
Gabriel S. Infante



711  
74

**PART ONE**

**BUSINESS AREA**

A. Part 2 of this instrument shall not be applicable to the business area defined in Part 1 hereof is applicable to Lots Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block One (1), Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Seventeen (17), and Lots Ten (10) and Eleven (11) in Block Eighteen (18) of this subdivision, which lots are restricted to retail businesses, professional offices and service business uses, only, and no noxious or offensive trade or activity shall be carried on upon any of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

**PART TWO**

**FULLY-PROTECTED RESIDENTIAL AREA**

A. All lots in CAMPBELL WOODS, SECTION THREE, and the entire area included in said subdivision, shall be known and described as residential lots and exclusively covered and enforceable as set forth in the restrictions and covenants hereinafter enumerated under Part 2 of this instrument, **SAVE AND EXCEPT** Lots 14, 15, 16 and 17 in Block 1; Lots 9, 10, 11, 12, 13, 14, 15 and 16 in Block 17; and Lots 10 and 11 in Block 18 of this subdivision, totalling fourteen (14) lots, which said fourteen lots are covered by Part 1 of this instrument, provided, however, that the owner of any of said fourteen lots

HP 058-28-2402

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante*  
Deputy  
Gabriel S. Infante





7/2  
any at any time hereafter, at such owner's election, restrict  
the use of said fourteen lots, or any one of them, for  
residential purposes.

B. No structure shall be erected, altered, placed  
or permitted to remain on any residential building plot other  
than one detached single family dwelling not to exceed two  
stories in height and a private garage for not more than three  
cars and quarters for bona fide servants domiciled with an  
owner or tenant.

C. No building shall be erected, placed or altered  
on any residential building plot until the building plans,  
specifications and plot plans showing the location of such  
building have been submitted to the building committee in  
duplicate, one copy of which shall be retained in the files  
of said committee and the other copy returned to the owner  
showing the approval in writing as to conformity and harmony  
of external design with existing structures in the fully-protected  
residential area, and as to location of the building with  
respect to topography and finished ground elevation by a  
committee composed of H. ZONANA, HARRY PEPPER and HARRY H.  
BROCHSTEIN, all of Houston, Harris County, Texas, or by a  
representative designated by a majority of the members of  
said committee. In the event of death or resignation of any  
member of said committee, the remaining member, or members,  
shall have full authority to approve or disapprove such design  
or location, or to designate a representative with like authority.  
In the event said committee, or its designated representative,  
fails to approve or disapprove such design and location within  
thirty (30) days after said plans and specifications have been

-4-

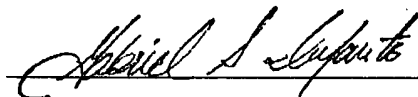
Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy

Attest: 8/12/2013

Stan Stanart, County Clerk

Harris County, Texas

  
Deputy

Gabriel S. Infante



11  
713

HP 000-28-2404

submitted to the County Clerk, in the event of any such  
approval of such building by the making of such alterations, and

has been commenced prior to the completion thereof, such  
approval will not be required and these covenants shall be  
deemed to have been fully complied with. Neither the members  
of such committee, nor its designated representative, shall be  
entitled to any compensation for services performed pursuant  
to this covenant. The powers and duties of such committee, and  
of its designated representative, shall cease January 1, 1961.  
Thereafter, the approval described in this covenant shall not  
be required, unless (and any time after January 1, 1961) the  
then record owners of a majority of the lots shall have executed  
and recorded in the Office of the County Clerk of Harris County,  
Texas, a written instrument appointing a representative or  
representatives who shall thereafter exercise the same powers  
previously exercised by the committee hereinabove designated.

D. No dwelling shall be located nearer to the front  
lot line or nearer to the side street line than the building  
setback lines shown on the recorded plat. In any event, no  
building shall be located on any residential building plot  
nearer than twenty-five (25) feet to the front lot line, nor  
nearer than ten (10) feet to any side street line. No building  
shall be located nearer than five (5) feet to any side lot line.  
For the purposes of this covenant, eaves, steps and open porches  
shall not be considered as a part of a building, provided,  
however, that this shall not be construed to permit any portion  
of a building, on a lot to encroach upon another lot.

E. No residence or attached appurtenance shall be  
erected on any lot further than sixty-five (65) feet from the  
front lot line.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante* Deputy  
Gabriel S. Infante





124  
784

No fence, wall or hedge shall be placed on any portion of the site higher than eight feet above the ground.

G. Should a hedge, shrub, tree, flowers or other planting be placed or afterwards grow so as to encroach upon adjoining property, such encroachment shall be removed promptly upon request of the owner of the adjoining property, or Building Committee designated under "C" above.

H. No residential structure shall be erected or placed on any building plot which has an area of less than 6,600 square feet, or a width less than sixty (60) feet at the front building setback line, as shown on recorded plat.

I. No noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

J. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

K. The ground floor area of the main structure on any residential lot, exclusive of porches and garages, shall not be less than eleven hundred (1100) square feet in the case of a one-story structure; not less than one thousand (1000) square feet in the case of a one-and-half story structure; and not less than nine hundred (900) square feet for a two-story structure.

L. Basements affecting all lots are reserved as shown on the original recorded plat for utility installations and maintenance.

RP 088-28-2405

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante*  
Deputy  
Gabriel S. Infante



11  
75

M. Main dwellings shall be constructed along the street upon which the lot, as originally dedicated, fronts.

N. SIGNS: No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent. Signs of any size may be used by a builder to advertise the property during the construction and sales period.

O. OIL AND MINING OPERATIONS: No oil or gas development operations or refining, or mining operations of any kind shall be permitted upon or in any lot, nor shall any oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in drilling for oil or natural gas may be erected, maintained or permitted upon any lot.

P. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.

Q. WATER SUPPLY: No individual water supply shall be permitted on any lot.

R. SEWAGE DISPOSAL: No individual sewage disposal system shall be permitted on any lot.

S. SIGHT DISTANCE AT INTERSECTIONS: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the

HP 008-28-2406

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante*  
Deputy  
Gabriel S. Infante



11  
366

triangular area formed by the street property lines and a line connecting them at points twenty (20) feet from the intersection of the streets lines, or in the case of a bounded property, from the intersection of the street property lines extended. The same sight-line limitations shall apply on the lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley way. No trees shall be permitted to remain within such distances of such intersections unless the foliage is maintained at sufficient height to prevent obstruction of such sight lines.

WITNESS OUR SIGNATURES this 15th day of September, 1928.

*H. Zorana Trustee*  
H. ZORANA, TRUSTEE

*A. Beinhorn Trustee*  
A. BEINHORN, TRUSTEE

*J. C. Bauer Trustee*  
J. C. BAUER, TRUSTEE

*Mrs. Emma Beinhorn Trustee*  
MRS. EMMA BEINHORN, TRUSTEE

402

-8-

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 8/12/2013  
Stan Stanart, County Clerk  
Harris County, Texas

*Gabriel S. Infante*  
Deputy  
Gabriel S. Infante



RP 088-28-2407

HP 888-28-2408

71  
77

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned, Notary Public in and for said County and State, on this day personally appeared Robert Hicker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

27 GIVEN under my hand and seal of office this the day of September, 1956.

*Robert Hicker*  
ROBERT HICKER  
Notary Public, in and for Harris County, Texas

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned, Notary Public in and for said County and State, on this day personally appeared W. A. BEINHORN, J. C. BAUER and MRS. EMMA BEINHORN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN under my hand and seal of office this the day of September, 1956.

*Juan L. Lopez*  
JUAN L. LOPEZ  
Notary Public, in and for Harris County, Texas

Filed for Record October 31, 1956 at 4:25 o'clock P.M.  
 Recorded Nov. 28, 1956 at 1:12 o'clock P.M.  
 W. D. MILLER, Clerk County Court Harris County, Texas  
 By Carlton A. Harris Deputy

**RECORDER'S MEMORANDUM:**  
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
 Attest: 8/12/2013  
 Stan Stanart, County Clerk  
 Harris County, Texas

*Gabriel S. Infante*  
 Deputy  
 Gabriel S. Infante



RP 000-28-2409

FILED

2013 AUG 12 PM 1:37

*Stan Stament*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW, THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

AUG 12 2013



*Stan Stament*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS