



Tenant Selection Criteria

These criteria are being provide 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. 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. Landlord will not accept any Applicants with a felony.
- 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. Landlord will not accept any Applicant with a prior eviction or broken lease in the last 5 years. Landlord requires rental history from the last two residences if current residence is less than 2 years.
- 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. If Applicant's credit score is under 640, Tenant may be required to pay double deposit. Income must be 3x the rent. Applicant must provide 2 months recent paystubs and may have to provide two months bank statements. If Applicant is Self-Employed, Landlord may require the last two months bank statements and the most recent years tax return.
- 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 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.



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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. **Application and Documentation:** All applicants over the age of 18 must fill out an Application and pay for background, credit and criminal history check. A photocopy of current legible Driver's License or Government ID must be presented with Application for all Applicants on the lease.
7. **Pet Policy:** (If applicable). Pets are on a case by case basis. No aggressive breeds or mixed aggressive breeds. If a pet is permitted, Landlord requires the Tenant to sign a pet agreement and requires a pet deposit of \$300 per pet in addition to the security deposit.

Tenant Signature

Date

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Date