



Marnie "Sold It" Wyatt  
Broker/Owner

**wyatt**  
REALTY GROUP, INC.

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

**Landlord's Selection Criteria:**

- **Gross Monthly Income** must be 3 times the rental amount and verified by pay stubs/bank statements.
- **Good two-year Employment History** verified by current/past employer.
- **Good two-year Rental History** verified by current/past landlord.
- **Good Rental Credit Score** (no lower than 560) verified by [www.Mysmartmove.com](http://www.Mysmartmove.com)
- **Criminal History** will be verified.
- **Proof of Renter's Insurance.**
- **Non-smokers** only.
- **\*\*\*\*\*Landlord's Rules & Regulations to be attached to Lease.**
- No evidence of Bed Bug presence and **\*\*\*\*\*Bed Bug Addendum to be attached to Lease**

**GROUNDS FOR DENIAL MAY RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

- Invalid Social Security number, Invalid Driver's License, 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 Landlord, Lease violations, Landlord complaints, property damage.
- Negative Rental Credit Score including repossession, eviction, foreclosure.
- Criminal History including felonies, sex offenders, terrorist activity.

**\*\*Prospective Applicants who do not meet the selection criteria may be approved with additional security deposit or with an approved Guarantor\*\***

In order to facilitate the Application Submittal and Approval Process involving multiple Lease Applicants, the following will be applied:

- All Applicants will be notified of a multiple application situation.
- All Complete Applications with Fee will be processed by [www.Mysmartmove.com](http://www.Mysmartmove.com)
- 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.

Applicant: \_\_\_\_\_ Applicant: \_\_\_\_\_

Applicant: \_\_\_\_\_ Applicant: \_\_\_\_\_