

**7315 Cook Rd Houston TX 77072**  
**Landlord Selection Criteria and Property Maintenance**  
**Minimum Requirements**

- Landlord will not accept a **credit score below 620**.
- Landlord will check **employment reference** / history and **current income**. Please submit **immediate prior 60 days PROOF of INCOME** if applicant(s) have been **employed at the same current company for at least 1 year** otherwise please **submit the PRIOR YEARS TAX RETURN and all schedules along with the prior 60 days of PROOF OF INCOME!**
- Please SUBMITTED a COMPLETE\* LEASE APPLICATION ( \*applications are only considered COMPLETED only if there is a mark in EVERY BLANK on the application! if it does not apply to the applicant put "N/A" in that blank!
- After the Tour, the application fee of \$50 per occupant age 18 or older must be submitted to complete the application process by Landlord performing a complete **background check, criminal and rental history**.
- Response to COMPLETED APPLICATIONS (with ALL blanks filled in) will be 48 hours after receiving ALL application documents, proof of income, Identification, etc.
- Landlord will not rent to smokers. **No smoking is allowed inside or outside of the residential dwelling for any tenant, or tenants' visitors.**
- Tenant will need to comply with HOA rules including storage of trash receptacles in garage except on trash day.
- Tenant is responsible to pay for all the property utilities including electricity, internet/cable and water bill.
- Tenant MUST submit proof to the landlord of **all utility connection transfers to tenant's name as well as proof of renters insurance two days prior to move-in date**. Keys to the property will not be surrendered until this requirement is met.
- No above-ground pool, in-ground pool or diving board may be added.
- No trampoline, slide, or waterbed is allowed on the premises of the property.
- No storage of trailers, RV's, boats, ATV's, or non-working vehicles unless they can fit in the garage. Landlord will not be liable for tenants' vehicles. No cars that leak oil in the driveway,(if so tenant will remove oil stains at tenants expense)
- Tenant shall not remove, or "permanently" plant additional landscaping;
- Tenant shall **not paint any of the interior, or the exterior**;
- Tenant acknowledgement of receipt of Landlord Selection Criteria/ Property Maintenance Minimum Requirements:

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

LandLord: \_\_\_\_\_ Date: \_\_\_\_\_