

Tenant Selection Criteria For

25926 Richards Rd, Spring, TX 77386

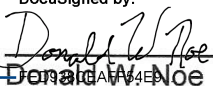
Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which the landlord will be basing the decision to lease the property to you based on the information you provide. The Landlord may deny your application or, may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, 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: The Landlord will perform a criminal history check on you to verify the information provided by you on the lease application. The Landlord's decision to lease the property to you may be influenced by the information contained in this report.
2. Previous rental history: The Landlord will verify your previous rental history using the information provided by you on the lease application. Your failure to provide the requested information, or information learned upon contacting previous landlords, may influence the Landlord's decision to lease to you.
3. Current Income: The Landlord requires a clear copy of your driver's license or proof of Legal Residency for each applicant. A copy of your last three pay stubs, and a letter from your employer that verifies your length of employment and monthly income. The Landlord's decision to lease the property to you may be influenced by this information.
4. Credit History: The Landlord will obtain a Credit Reporting Agency report, commonly referred to as a credit report, in order to verify your credit history. The Landlord will not consider any applicants with a credit score of less than 650. The Landlord's decision to lease the property to you may be influenced by the information contained in this report.
5. Application Accuracy: Failure to provide accurate information in your application, or providing any information that is not accurate and verifiable will be considered by the Landlord in the decision to lease the property to you.
6. Insurance: The landlord requires the tenant to obtain liability insurance of no less than \$300,000 dollars, and proof of said insurance to the landlord before the Tenant receives the keys to the property. The Landlord also requires the Tenant to list the Landlord on the policy as an Additional Interest. This allows the insurance company to notify the Landlord if coverage has

been cancelled, or has lapsed. It also allows the insurance company to send the Landlord yearly proof of insurance.

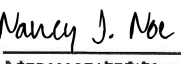
7. Pets: The Landlord will consider allowing no more than one dog not to exceed approximately 20 pounds on Tenants Lease Application. No other animals will be considered on the application. The Landlord reserves the right to review the pet on a case-by-case basis. Landlord also reserves the right to meet the pet on the application before final acceptance of the Lease Application. In the event that a pet is accepted the Tenant will need to provide proof that the pet is current on all inoculations, and each year thereafter while occupying the property. A non-refundable pet deposit of \$ 400 is required to be paid in advance of Tenant occupying property.

8. Smoking: The Landlord does not allow smoking in the home or on the property. This includes electronic and water vapor cigarette devices.

DocuSigned by:

Donald W. Noe 9/19/2022

Date
Landlord

Tenant Date

DocuSigned by:

Nancy J. Noe 9/19/2022

Date
Landlord

Tenant Date