

Landlord's Tenant Selection Criteria for Property
1002 Kenforest Dr. Missouri City, TX 77489
The criteria below are being provided in reference to the above property

Pursuant to the Texas Property Code, Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute the basis upon which the Landlord will be making a decision to lease the Property to you.

If your application is denied based upon information obtained from your credit report, you will be notified. Other applicant's information may have an effect on the Landlord's decision to lease. An application will be required from each prospective tenant and the Tenant Selection Criteria will apply for all applicants. A separate application and Tenant Selection Criteria form will be signed by each applicant. You will be notified of the Landlord's leasing decision.

- 1. Criminal History.** The Landlord may 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 the report.
- 2. Previous Rental History.** The Landlord may 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, of information learned upon contacting previous landlords may influence the Landlord's decision to lease the Property to you.
- 3. Current Income.** The Landlord requires tenant must document at least 2 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent paystubs. If self-employed, Landlord will require 3 months of bank statements and 2 years of tax returns.
- 4. Credit History.** The Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. The 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. NO CPN's Credit Profile Numbers accepted.
- 5. Other Income:** Including Child Support, Social Security or other will require 3 months bank statements showing deposits a letter from the court, Social Security or Financial professional.
- 6. Applications must be received for all persons over 18 years or older that will occupy the property.** The fee for each applicant is \$ 65.
- 7. Failure to Provide Accurate Information in the Application.** Your failure to provide accurate information on your application, or your provision of information that is unverifiable, will be considered by the Landlord when making the decision to lease the Property to you.
- 8. Terms and Conditions.** The Landlord may select a Tenant, in a multiple-offer lease situation, based on the rental amount, terms and conditions found preferable to the Landlord.
- 9. Tenant must obtain renters insurance**
- 10. No Smokers.**
- 11. No Pets Allowed**

I have read and understand the Tenant Selection Criteria detailed

Tenant Applicant Signature & Date: _____

Landlord(s) Signature & Date:

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