

TENANT SELECTION CRITERIA

The following selection criteria are being provided to you pursuant to the Texas Property Code Section 92.3515. The following information provides the basis on which the landlord will make the decision to either accept or not accept an applicant.

1) Credit history

Credit score must be a minimum of 600.

a) In case of denial for credit, a copy of the credit report will NOT be provided.

2) Current income

a) Gross monthly income needs to be at least three (3) times monthly rent

b) If SSI or Child Support is claimed as income, proof must be furnished or it cannot be considered.

3) Previous rental history

a) Written verification will be obtained from previous landlord.

b) Need rental history for two (2) years

4) Criminal history

a) Criminal record will be pulled from State resources

1. Applicant with record of violent crime(s) will be denied.

b) Sexual offender database will be pulled from State resources

1. Applicant convicted for crimes of a sexual nature will be denied.

5) Failure to provide accurate information.

a) Be sure application is complete and legible

b) Must provide either email address or fax number for written verifications from employer(s) and landlord(s)

ADDITIONAL GUIDELINES

1) Application fee of \$38.00 for each person over the age of 18 through RentSpree. Link to apply is <https://apply.link/3SJ09GY>

2) Maximum number of residents allowed will be the total number of bedrooms in property plus one (1).

3) Rent is due on the 1st of the month and late after the 5th. This does not change due to weekends or holidays. Late fees will be assessed for payments not received by 5:00 PM on the 5th. Late fee after the 5th day is \$ 25.00 plus \$10.00 per day and if not paid by the 15th the lease agreement is void. Tenant will incur all cost for filing of eviction if necessary.

4) Need actual move-in date. Do not use "ASAP."

5) If landlord accepts dogs, the following breeds WILL NOT be accepted: American Bulldog, Staffordshire Terrier (Pit Bull), Chow, Doberman, Rottweiler, Wolf Hybrid. Prospective tenant must furnish a photo of animal.

6) No smoking in house

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant **Date**

Applicant **Date**

Applicant **Date**

Applicant **Date**