

# Memorial Green Tenant Selection Criteria

(Revised January 1, 2021)

- 1. TAR Standard Residential Lease Application & Authorization** - Must be completely and accurately filled in and submitted with a non-refundable Application Fee of \$50.00 in certified funds, for each adult applicant 18 years and older, who will be a resident. Also, a copy of each Applicant's current Driver's License must be provided.
- 2. Current Employment, Length of Employment, Current Income & Residence** – Applicant's verified gross monthly income must be at least 3 ½ times monthly rental amount and must have a **minimum of 700 FICO Score**. **Note:** *If self-employed, Landlord requires copies of Applicant's tax returns for last 2 years, prepared by a CPA, Attorney or other tax professional, and copies of Applicant's bank statements for the last 3 months.*
- 3. Previous Employment & Residence History – Must be verifiable.** Complete application information with accurate contact name of immediate employment supervisor, current employment & current and previous rental property addresses (*must include zip codes, fax and telephone numbers*).  
**Note:** *Late Rental Payments, Bankruptcy (in past 5 years) Or A Failure To Provide Complete And Accurate Contact Information Will Result In Automatic Rejection.*
- 4. Current Credit & Criminal History Background Check** – Via a current NEXTSTEP TENANT SCREENING report or other Landlord approved report. This report must be obtained directly by Landlord, to substantiate a prospective tenant's unquestioned ability to handle all financial obligations in a timely manner and to confirm no previous late rent payments or criminal conviction(s). Background check must include a search of Texas Dept. Of Public Safety's website used to identify known convicted sexual predators.
- 5. Non-Smokers Only** – No smoking of any type, including medical marijuana or E-cigarettes, is allowed inside the condo or within 15 feet of any door or window.
- 6. Pets - Case-By-Case Basis** - \$500 pet deposit w/\$250 non-refundable at Lease end for pest treatment of unit. **(Submit Current Photo, Weight & Breed)**
- 7. Rules & Regulations** - Prospective tenants must agree to adhere to all the community's established and published Rules & Regulations prior to entering into a lease, to ensure that they will not be a source of disturbance to the other residents of the Memorial Green Condo community.
- 8. Minimum Rental Period** - One (1) year