

Armas Realty

11710 Trickey Road Houston, TX 77067

Office: (281) 873-2200

Fax: (281) 873-5556

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address:

_____ (Street Address)

Pursuant to Property Code Section 92.3515, the Tenant Selection Criteria is being provided to you. The application constitutes grounds upon which Landlord will be basing the decision to lease the Property to you. Based on the information you provide, Landlord may deny your application **or** may take adverse actions (including, but not limited to: Requiring an additional deposit **or** raising the 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.

Please Provide the Following with Application:

- Provide a separate application for any occupant 18yrs & older
- ID or Driver's License
- Copy of Social Security Card
- Last 4 most recent paystubs (2 Months bank statement or Recent Income Tax, if self-employed)

1. **Criminal History:** Landlord will perform a criminal history check on occupants.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application AND addresses that appear on your Credit Report. **No broken leases in last 5 years.**
3. **Current Income:** Landlord will verify your employment history. Applicant(s) needs to earn at least 3 times the rent.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. **No recent collections, bankruptcies, judgments or late payments.**
5. **APPLICATION FEE IS NON-REFUNDABLE**

Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

GENERAL LEASE TERMS

- Security Deposit is equal to first month rent.
- Rent due by the 3rd, \$50 Initial Late Fee plus \$10/day late.
- No Personal Checks accepted, only Cash, Money Order or Cashier's Check.
- Tenant pays own Utilities.
- No Pet(s).
- Tenant will maintain the yard.
- Properties are 'Non-smoking'.
- Properties are in As-Is Condition. Tenant must provide a repair request in WRITING at the time the rental application is received.

Tenant

Date

Tenant

Date