

Tenant Selection Criteria

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

515 Concordia Dr, Katy, TX 77449

The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

1. Identity Verification: All parties over the age of 18 are required to complete an application and pay all applicable fees. Applicants are required to provide a non-expired government issued photo identification and SSN card.

2. Previous Rental History: Landlord will require verification of your current and past 2 years of rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlord may influence Landlord's decision to lease the Property to you. If you lease from an individual, the landlord WILL require cancelled checks or bank statements to prove rental history. Handwritten receipts are not acceptable. **Management reserves the right to decline an application based upon unfavorable report(s) from prior landlords.**

3. Income Verification: Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency, or your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you. Landlord wants to see 3 times the rent rate in total monthly income.

- Pay stubs from the past 2 – 4 months
- Bank statements showing recurring pay deposits
- Previous year income tax return prepared by a professional accountant
- Letter from employer on company letterhead verifying current income and employment
- Applicants with NO EMPLOYMENT must provide proof of bank balance equal to or greater than 3 times the rent rate for the lease term they are applying for and may be required to post an additional refundable deposit.

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, 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. Minimum credit score of 580 required.

5. Criminal History: Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.

6. Failure to Provide Accurate information in Application: 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.

7. Pets: None

8. Automatic Denial: Applicants will be automatically denied residency if:

- Convicted of a felony or misdemeanor prior to or during occupancy, involving violent crimes, property damage, and/or the manufacturing and/or distribution of an illegal controlled substance, identity fraud
- Registered sex offender
- Applicant has open bankruptcy within the last six months
- Falsification on any entered information on the application, to include omitting unfavorable rental history
- Applicant has been evicted from or owes money to a residence within the past 2 years
- Applicant has more than 1 rental collection or eviction regardless of timeframe

9. ACCEPTANCE AND MOVE-IN PROCEDURES: Once application is approved, the landlord requires the applicant to deliver the Deposit and return the signed lease by 5:00 PM the following BUSINESS day. ALL funds must be in money order or certified funds (first months & security deposit). Prorated rent for the current month can be in the form of a personal check. The landlord will not accept CASH for any reason. During this time, the Property will stay on the market; however, no further applications or offers will be presented to the landlord.

10. Renter's insurance: Provide upon move-in with liability coverage.

11. Application fees: not refundable.