

TENANT SELECTION CRITERIA

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

600 Wilcrest Drive, Unit#60, Houston, TX 77042

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to Applicant. The following constitute grounds upon which Landlord will base their decision to lease the Property. Landlord will decide on a case by case basis whether to require a higher security deposit, require a Co-signer on the lease, accept the asking security deposit or deny the Applicant completely.

1. **Criminal History:** Landlord will not accept any applicants with a felony.
2. **Previous Rental History:** Landlord will not accept any applicant who has had an eviction, broken lease or owes money to current or previous landlords. Landlord requires rental history from the last two residences if current residency is less than two years.
3. **Current Income:** Landlord may ask applicant to verify income as stated on applicant's lease application. Landlord requires proof of net income after taxes to be at least three times the monthly rent. Applicant must provide two recent paystubs and may have to provide two months of bank statements. If self-employed, landlord will require two months of bank statements and the most recent filed tax return.
4. **Renter's Insurance:** Landlord requires that tenants maintain renter's Insurance prior to move in and during the lease.
5. **Flood Insurance for Renters:** The National Flood Insurance Program (NFIP) offers renters the chance to safeguard their personal property from flood damage. Tenants should research special flood hazard areas and discuss any flood coverage with their insurance agent to insure themselves against any loss prior to signing a lease agreement. Contact your local insurance agent or call the NFIP toll-free number, 1-800-427-4661 (TTY 1-800-427-5593).

Lease requirements by landlord:

- 1) Monthly rent: Due on first day of the month- \$1800.00
- 2) Late Charges- Time at which late charges are incurred 11:59pm on the 3rd day after the date on which rent is due.
 - a) Initial late charge- \$50.00
 - b) Additional late charges- \$10.00 per day after
- 3) Pets- Case by case basis: A onetime, non- refundable payment of \$250.00
- 4) Security deposit- \$1800.00
- 5) Utilities- All utilities to be covered by tenant except- utilities covered by the HOA
- 6) Guests- Number of day guests permitted on property- 14
- 7) Vehicles- Number of vehicles permitted on property- 2
- 8) Trip charge- \$75.00
- 9) Keybox- Authorized during the last 30 days of the lease; early withdrawal fee- \$1800.00
- 10) Tenant to review HOA rules attached

Landlord signature _____

Applicant's signature _____