



Tenant Selection Criteria in reference to

13104 Ferry Cove Lane
Pearland, Tx 77584

The following constitute grounds upon which Landlord/Owner 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.

- Verifiable income of at least three (3) times the monthly rent
- Verifiable paystubs/proof of income for a minimum of three months. Last three months bank statement. For self-employed, provide copies of last two years income tax return.
- Favorable credit score (at least 650) and credit history – noting monthly debt obligations not excessive to family income, number of late payments, responsible behavior toward repayment of debt accrued
- Favorable rental history acceptable to the owner for past two residences or five years (whichever is longer) – noting payment record, no excessive damages, no complaints related to tenant/occupants/guests, proper notice given when vacating, general housekeeping, no unauthorized occupants, etc.
- No history of eviction
- No rent or damages owing to prior landlords (including unpaid judgments)
- No felony convictions of any type or any other negative criminal activity on record
- Ability to pay move-in costs (full first month's rent, deposit and other fees) in full prior to occupancy
- Occupancy guideline is two people per bedroom
- Pet will be considered on a case-by-case basis. No aggressive breed. Not more than twenty (20) pounds in weight.

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Applications may be DENIED for any of the following reason

- Inadequate income
- Adverse credit history
- Adverse prior rental history
- Adverse current rental reference
- Incomplete application
- Falsifying any application information
- Inability for landlord or agent to verify any information on the application
- Information requested or missing not provided within one business day of request
- Adverse criminal/court records
- Submitting non-sufficient fund check for rent deposit or screening fees

If you do not meet these qualifications, you may contact the listing agent or office to discuss your details. Depending on your situation, owner may impose additional requirements or conditions to your rental (increased deposit, etc) or deny your application at the owner's discretion.

Landlord(s):

Tenant(s):
