

Tenant Selection Criteria

These criteria are being provided by the landlord, in reference to the property located at the following address: 26803 Longleaf Valley Dr, Katy Texas 77494

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following is a list of key factors, used by the Landlord, when making the decision to lease to a particular tenant.

PLEASE BE SURE TO FILL OUT THE APPLICATION COMPLETELY WITH A START DATE AND RENTAL AMOUNT.

1. **Criminal History:** The Landlord will perform a criminal background check. The Landlord’s decision to lease the property may be influenced by the information contained in this report.
2. **Previous Rental History:** The Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provide inaccurate information, or information learned upon contacting previous landlords may influence the landlord’s decision to lease the property.
3. **Current Income:** The Landlord will ask you to verify your income as stated on the Lease Application. The Landlord requires the tenant’s gross income is at least 3 times the monthly rent. The applicant must provide at least 2 months recent pay stubs. If self employed, the Landlord will require 3 months bank statements and 2 years of tax returns.
4. **Other income:** Including child support, social security or other will require 3 months of bank statements showing deposits.
5. **Identification:** The Landlord requires a copy of a valid ID.
6. **Credit History:** The landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, to verify your credit history. The landlord’s decision to lease the property may be based upon the information received from this report. If your application is denied, based on credit reporting information, you will be notified. **MINIMUM CREDIT SCORE** 680
7. **Applications must be submitted for all persons 18 years of age or older. The fee for each application is** \$55
8. **Failure to provide accurate information in the application:** Your failure to provide complete and accurate information on your application or provide information that is unverifiable will be considered by the Landlord when making a decision to lease the property.
9. **Other:** NO PETS, NO SMOKING.

