

Tenant Selection Criteria

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

2830 Lockeridge Pines Dr. Spring, TX 77386

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. Every person over the age of 18 must complete an application.

1. Previous Rental History: Landlord will verify your current & previous three 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. Hand-written receipts are not acceptable.

2. Current Income: 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 of 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 three times the rent rate in total monthly income, two years of income tax returns, last 12 months pay check stubs, last three years of employment history.

3. 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 will be considered upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.

Credit Score must be above 620.

Bankruptcies Chapter 7, credit scores under 620, and Judgements from previous landlords are an automatic denial.

4. 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.

5. Failure to Provide Accurate Information on Application: Your failure to provide accurate information on 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.

6. Pets: NO PETS ARE ALLOWED

7. Other Documents to Submit: Two forms of ID, copy of SSC

Email all documents: TXR application along with all other documentation to TORI@TORIBILLS.COM I will then email a link to complete the online application.

Notes about the property: Tenant to pay all utilities, maintain landscaping, and maintain renters insurance. NO SMOKING ALLOWED , NO PETS ALLOWED, there are NO REFUNDS of the application fee.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will NOT be refunded.

Tennant applicant _____

Tennant applicant _____

Tennant applicant _____

Tennant applicant _____