

## Applicant Requirements and Tenant Selection Criteria

These criteria are being provided in reference to the Property Located at the following address 2635 Hummingbird, Humble, TX 77396

All occupants of the property that are 18 years old or older must fill out an application. Although some of our clients have different requirements, each applicant will have to meet the criteria below. **If you feel you don't meet these requirements, contact us before submitting your application.**

**1. Rental History-** 12 months of valid verifiable rental history (meaning a written lease or month to month agreement. If rental history is less than 12 months then an increased deposit –or- cosigner may be requested.

**2. Credit History-** At least 5 accounts established for 1 year in good standing or a credit score of at least 600. We will obtain a copy of your credit report. You cannot supply this for us. (If derogatory credit history is in excess of \$250.00 and increased deposit –or- cosigner may be requested.) Credit will be checked through MySmartMove.com – Applicant paid.

**3. Employment-** 3 years on the job or previous employment in same kind of work. A copy of your last 2 paycheck stubs reflecting your year-to-date earnings. If you are self-employed, retired or not employed we would need two years of signed tax returns, bank statements that provide proof of applicants' ability to pay.

**4. Income-** The gross monthly income for all tenants should be at least three (3) to four (4) times the monthly rent.

**5. Residency-** We require a verifiable residence history for at least 3 years, whether you currently own or rent.

**6. Criminal, Sex Offense and Terrorist Database History-** We will be performing a thorough back ground check. You could be declined if you have a felony conviction.

**7. Occupancy-** The total number of tenants and occupants may not exceed two (2) persons per bedroom.

**8. Pets-** Pet policies vary from home to home. You will need to contact us to determine the pet policy for the home you are interested in. None of our homes permit dog breeds that may have violent tendencies. Including but not limited to: Pit Bulls, Rottweiler, Chows or any similar breed or mixed breed.

**9. Applicants may be denied** for the following or similar reasons: False, inaccurate, or incomplete applications, Evictions, judgments related to rental residency, tax liens, unpaid child support, current bankruptcy proceedings, felony convictions, and out of prison or jail less than 5 years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offense or terrorist database.

**10. Applicants may be denied** or required to pay an additional deposit or rent for the following or similar reasons: insufficient verifiable income, excessive late or NSF rental payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores under **600** or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

**11. Renters Insurance-** All tenants must carry renters insurance that includes at least \$300,000.00 liability coverage. A copy of the policy must be provided to the Landlord / Property Mgr.

By signing below the prospective tenants and their agent agree they understand the landlord's tenant selection criteria.

 *Pugh Michael*

03/06/23

Property Owner

Date

Property Owner

Date