

Tenant Selection Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you in reference to the Property located at the following address 25448 Northpark Lake.

Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

Landlords must comply with Local, State, and Federal Fair Housing Laws prohibiting discrimination in housing on race, creed, color, religion, sex, age, national origin, mental or physical handicap, familial status, marital status, ancestry or sexual orientation.

- 1. Criminal History:** Landlord may 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. Any crime involving violence, illegal drugs, firearms, theft, destruction of property, and any crime involving a minor or that is sexual in nature will cause the applicant to be denied even if the applicant is serving deferred adjudication.
- 2. Rental History:** Landlord will verify your 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 landlords may influence Landlord's decision to lease the Property to you. Minimum 2-year verifiable rental history, not to include any late pays, insufficient funds or evictions or minimum 2-year verifiable mortgage payments not to include any late pays. Rental history must be with an unbiased landlord (i.e., not a family member).
- 3. Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount 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. The combined income of the applicants should exceed three times the rental rate. Other income sources must be verifiable with bank statements. Minimum 2-year verifiable employment history may be required. Self-employed applicants to provide 2 previous year's tax returns attested by a CPA, Attorney, or tax professional and copies of bank statements for the past 3 months.
- 4. 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 may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified. Credit history must not contain unsatisfactory credit history, evictions, foreclosures, bankruptcies and judgments for landlords regarding rent or property damage. A report may be requested from the National Tenants Network and a score of 80 or above may be required.
- 5. Guarantor Requirements:** The guarantor must have a total gross monthly income of at least five times the monthly rent. A credit report will be processed and the above tenant selection criteria will be applied to the guarantor. The guarantor must be free of evictions, foreclosures and housing related debts.

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6. **Pet Policy:** If a pet is allowed at this property, the pet must be at least 1-year-old. Landlord may not allow certain types of dogs that may have violent tendencies. Some examples of dogs that may not be allowed are: Pit Bull (aka Staffordshire Terrier), Rottweiler, Doberman, Chow, Husky, German Sheppard, mixed breed with any of the before mentioned. Owner reserves the right to deny any dog. Verify with the listing agent/landlord prior to submitting the application. All pets are subject to an individual pet deposit. Each pet requires a photograph to be submitted with the application.
7. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in 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. If we are unable to verify any part of the above qualifications within 3 business days from the date of the application submittal the application may be denied.
8. **Negatives:** Any eviction or unlawful detainer action. Any conviction for criminal activity by any household member. Any false or misleading information provided by the applicant on the written application or omission of a material fact. Negative or incomplete rental reference. Any income level or combined income level which does not meet the minimum income requirements. Credit Issues past 24 months. Automatic Decline: Applicants will be automatically declined for the following: Anyone having been evicted by a prior landlord for cause, Falsification of application, Invalid Social Security number, Failure to pay Application Fee, Any Application that has not been fully completed - incomplete applications will not be processed.
9. **Other:**

"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."

I/WE, THE UNDERSIGNED, HAVE READ, FULLY UNDERSTAND AND AGREE TO THE ABOVE TENANT SELECTION CRITERIA.

Applicant Date

Applicant Date

Applicant Date

Applicant Date