



# Tenant Selection Criteria

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

\_\_\_\_\_(Street Address)

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. 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.

1. **Previous Rental History**: Landlord will verify your current & previous 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 will ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency, or 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 **3 times** the rent rate in total monthly income. **Paycheck stubs, and W-2's may be requested. Self-Employed applicants must submit 2 years of current tax returns.**
  
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 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 Score 600 plus - 1 month security deposit  
 Credit Score 550-599 - 1.5 month security deposit  
 Credit Score 500-549 - 2 months security deposit  
 Credit Score N/A - 2 months security deposit  
**Bankruptcies Chapter 7, credit scores under 500, 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 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.
  
6. **Pets**: All animals must go through a pet screening process. A picture of each pet is required with the application.
  
7. **Renter's Insurance** is required, naming the landlord as additional insured. The tenant benefit package does include renters insurance.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Agent representing Applicant

\_\_\_\_\_  
Applicant