

**TENANT SELECTION CRITERIA  
and other Lease Terms  
for 2306 Tall Ships Dr. – Friendswood, Texas 77546**

Tenant: Please read and sign the following tenant selection criteria and submit with your application to be considered for rental agreement.

1. Minimum credit score of 620
2. Monthly gross income must be \$5600 or higher
3. No past evictions
4. No state or federal tax liens
5. No unpaid child support
6. No more than 5 occupants for the home
7. No large pets, small pets may be considered on a case-by-case basis
8. Rent due 1<sup>st</sup> of month, late after 3<sup>rd</sup> of month
9. \$50 late fee and \$15 per day late fee
10. Pet (if allowed) deposit \$400 (\$250 non-refundable)
11. Pet violation charge \$500 plus \$25 daily charge
12. Security deposit equal to one month rent
13. Tenant to pay all utilities
14. Guests for 14 days only
15. Maximum vehicles 2
16. Trip charge \$75
17. Keybox authorization last 30 days – or one month rent charge for denial
18. Yard to be maintained by tenant – or by crew that owner hires and charges tenant
19. Yard and bushes to be watered to maintain in healthy condition
20. Inventory and Condition form to be turned in within 5 days
21. No assignment or subletting

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date