



Tenant Screening Criteria

Written by:

Jacob David, Real Estate Agent,
HomeSmart Real Estate

Property Information: Home: 2217 Gadwall Ct, Conroe, TX 77384

This criteria applies to renting this particular home which has the following pet, smoking, and grilling policies:

- Pets are NOT allowed
- Smoking is not allowed.
- Grilling inside the home is not permitted.

Rental History Criteria: We require that the tenant have:

- 1) Zero Broken leases on record in the last 5 years.
- 2) Credit score above 600 minimum with good to great income.
- 3) Income must be 3x the asking rent (ex: Rent \$2,600, Income \$7,800)
- 4) No bankruptcies, major debts, or collections in the last 2 years.
- 5) Stable job/business. Additional provable Income from other sources.
- 6) Zero evictions and criminal history.
- 7) Good to great recommendation letters from previous landlords.
- 8) Employment letter stating date of joining, if client is from out of state.

The following can be considered factors to deny qualifying your application:

- Late rent payments in a 12 month period.
- Broken lease agreements with previous landlords.
- Evictions in the last 7 years.
- Inaccuracy or falsification of the rental application.

- Noise complaints, violence, home damage in a 24 month period.

Income Requirement Criteria:

We require that the tenant does not spend more than 40% of their gross monthly income on rent.

If the applicant doesn't meet this standard rent to income criteria, this will result in an increased security deposit or the requirement of a co-signer.

The following items can be considered factors to deny qualifying your application:

- Lack of proof of income
- Falsification of income
- Cannot meet income requirements
- Poor Rental History
- Poor employment history

Credit History Criteria: The credit report will be used as screening criteria to qualify your application(s):

The following situations will require the tenant paying a Double Security deposit, failing which the application will be passed over.

- We require a minimum of 600 or above credit score. To qualify below 600, the tenant can pay a Double Deposit.
- A bankruptcy discharge or Foreclosure above 3 years.
- Rental collection and/or court judgment above 3 years.
- Final recommendation to occupy the home will be dependent on paying the Double Security Deposit, the current income levels, stable employment history, in addition to the applicant's credit score.

Your application can be denied for the following reasons:

- Unpaid rental collection or judgment(s).
- Unverifiable Social Security Number.
- Bankruptcy in the last 3 years.

- Foreclosure in the last 3 years.

Public Records Criteria: An eviction and criminal records search will be conducted as part of the screening process.

Deniable factors include the following:

- Murder (1st and 2nd degree),
- Kidnapping (All counts),
- Manslaughter (1st degree),
- Theft (1st & 2nd degree),
- Assault (1st, 2nd, & 3rd degree),
- Burglary (1st, 2nd degree),
- Vehicle prowling (1st degree),
- Robbery (1st & 2nd degree),
- Malicious mischief (1st degree),
- Sexual related offenses (all counts),
- Arson (1st and 2nd degree),
- Reckless burning (1st degree)

Cosigner Criteria:

A cosigner can sign alongside your application to help you qualify to rent this home. The co-signer's credit and employment history will be verified. The co-signer must pass on these fronts:

- He/she must not spend more than 40% of their gross monthly
- Stable employment for 2 years at least/business with strong income, and financial / bank statements.
- No Active Liens, or Court Judgments.
- Recently Filed Bankruptcies in 2 years.
- No recent credit issues like collections. (2 years)
- No Criminal history.
- Good to great Credit & Rental history.

A co-signer is allowed to pay 1 Security Deposit if a potential tenant is able to pay just 1 Security Deposit.

Security Deposits are refunded on the day client moves out, unless tenant violates any of the following:

- Breaks the lease early (for any reason).
- Damages the home (beyond normal wear and tear).
- Delays timely rental payments *beyond the 5th of any month.
- Has not paid utility bills, which may make the landlord liable
- Disregards the pet policy \$750, amount will be deducted instantly.
- Causes Pet damage due to the violation of pet policy.
- Leaves the home dirty after the rental term without cleaning it.
- Leave items and trash in the home, and refuse to clean the home.

Conclusion:

You, the agent, agree by applying your tenants to this home, have read this Tenant Screening Criteria, have shared it with your client, and they have agreed to this document in its entirety. Tenants cannot claim lack of knowledge even if you as the agent fails or forgets to share this document with the tenant prior to leasing the home. No signatures are required to this document. Paying the security deposit by the tenant signals full consent to follow this document in its entirety, without violating any aspect, right from applying to qualify renting this home, to leasing it for the entire term.

Tenants will also hold the landlord free of all liabilities, and will not dispute the items laid out in this document in any shape or form. They expressly agree to be bound by this document prior to and during the term of the lease, in its entirety, upon being qualified to lease the home for agreed upon lease term between the tenant's family and the landlord.

To talk more about your client's situation, call me, Jacob David, Listing Agent, at **281-546-8433** or email your client's case and issues in detail to: jackdave27@gmail.com



Jacob David
Real Estate Agent

Note: Your client will be required to sign the Landlord's policy outside of the leasing agreement, once they are fully qualified and approved.