



Tenant and Rental Criteria

From Texas Association of Realtors® - Summary of Applicable Law

When adopting tenant selection criteria, one should consider the following statutes:

- (a) Section 92.3515 of the Property Code; and
- (b) The Fair Credit Reporting Act, 15 U.S.C.A, Section 1681, Chapter 41.

Texas Property Code Section 92.3515 requires you to make available to a residential tenancy applicant a copy of your printed tenant selection criteria and the grounds for which a rental application may be denied. While you do not have to provide a copy of the policy every time you receive an application, you are required to have a copy of your selection criteria available in the event an applicant requests it. Failure to make a copy of the tenant selection criteria available to an applicant who is rejected could result in the landlord's forfeiture of any application fee and application deposit.

The Federal Fair Credit Reporting Act requires a landlord to provide certain information to an applicant who is rejected based upon information the landlord obtained from the applicant's Credit Reporting Agency (CRA) report, commonly referred to as a credit report. That information includes the agency from which the information was obtained and that agency's contact information. In order to comply with that requirement, you should use TAR Form 2212, "Adverse Action Notice and Credit Score Disclosure", or an equivalent form.

Tenant Criteria

This criteria is being provided by the Landlord only in reference to the Property located at the following address:

1818 West Bell, Unit A, Houston, TX 77019

It must be signed by Landlord and Tenant before acceptance of application.

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. 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.

1. 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.

2. Previous Rental History:

Landlord will verify your 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 landlords may influence Landlord's decision to lease the Property to you.

3. Current Income:

Landlord requires tenant must document at least 3 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent paystubs. If self-employed, Landlord will require 12 months of bank statements and 2 years of tax returns.

4. Other Income:

Including Child Support, Social Security or other will require 12 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.

5. ID

Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older. If you do not have a US Drivers Licence then a copy of your passport and visa will be requested

6. 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.

7. Information Sources

Source of credit and background information will be pulled using My Smart Move. (www.mysmartmove.com). My Smart Move runs credit, criminal background and eviction history. The landlord will run this report on any tenant and the tenant information is confidentially sent back to the landlord. This avoids the need for SSN's to be given out.

If you are from overseas, you may not have a US background and credit to check. In lieu of this, you should provide a copy of your offer letter or Verification of Employment Letter. This letter will state your position, salary, any allowances and your job start date. The landlord and or their representative reserves the right to contact work and personal references you provide.

8. Applications:

Must be received for all persons over 18 years or older that will occupy the property. The fee for each applicant is ____as per current Smart Move Rate. _____

9. 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.

10. Data Privacy

Keller Williams has a Privacy Policy. As such neither Broker nor the Associate will have a copy of your application on their hard drive. Your application will be sent to you via Dot Loop and can be completed and returned confidentially.

Maria Hadjialexiou
dotloop verified
08/14/23 10:50 AM
CDT
19FN-TRYI-LXFZ-WLKN

Taylor Johnson
dotloop verified
08/14/23 11:03 AM CDT
DL0W-8A4J-QQGI-YEE1