

12810 WINTER SPRINGS

## Tenant Selection Criteria

Pursuant to Sec. 92.3515 of the Texas Property Code

### **Application**

Each person over the age of 18 who will be living in the home must complete and submit a separate application and processing fee. In order to qualify, each person must meet or exceed the minimum standards for qualification. Incomplete applications will not be processed. Applications containing false information will immediately be disqualified. Please expect 3-5 business days for the application process. Processing the Application will include direct contact with employers, current landlord, previous landlords, friends, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources that may be deemed necessary. A consumer report will be used in the processing of all applications. Should the Applicant be denied or face other adverse action based on credit information received in the consumer report, the Applicant has a right to obtain a free copy of the consumer report, and to dispute the accuracy of the information it contains by contacting:

Transunion Smartmove - <https://www.mysmartmove.com/>

### **Income**

- Before taxes monthly income must be at least three (3) times the monthly rent.
- All income must be from a verifiable source. Unverifiable income will not be considered.

### **Work history**

Minimum one year with current employer or over one year with previous employer.

### **Rental history**

Minimum one year with positive reference. No evictions.

### **Criminal history**

Landlord's decision to lease the Property to you may be influenced by information regarding criminal history.

### **Credit History**

We will run a credit report in order to verify applicant credit history. A decision to lease the property to applicant may be based upon information obtained from this report. If applicant is denied based upon information obtained from credit report, you will be notified.

### **Occupancy**

Limit of 2 people (over 18) per bedroom.

**Pets**

Not allowed

**Smoking**

No smoking

**Renters Insurance**

Required

**Move-in Requirements**

After approval and before occupancy will be granted, Prospective Tenant must supply all the required move-in funds, including the security deposit, first month's rent, and any other additional deposits and fees, all tenant paid utilities must be transferred into Prospective Tenant's name, and signed by all parties

At landlord's discretion, compensating factors such as an additional security deposit or co-signer (guarantor) may be required for qualification if Applicant fails to meet any one of the above requirements. In the event of multiple applicants, tenancy will be granted to the most qualified, based on the above criteria.

Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application will be rejected, and your application fee will not be refunded. Application fee is non-refundable.

Applicant's name (print): \_\_\_\_\_

Applicant's signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's name (print): \_\_\_\_\_

Applicant's signature: \_\_\_\_\_