



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

**Landlord’s Selection Criteria:**

- **Gross Monthly Income must be 3 times the rental amount** and verified by pay stubs/bank statements.
- **Good two-year Employment History** verified by current/past employer.
- **Good two-year Rental History** verified by current/past landlord.
- **Good Rental Credit Score (no lower than 600)** verified by [www.Mysmartmove.com](http://www.Mysmartmove.com)
- **Criminal History** will be verified.
- **Proof of Renter’s Insurance.**
- **Non-smokers only.**
- **\*\*\*\*\*Landlord’s Rules & Regulations to be attached to Lease.**
- **No evidence of Bed Bug presence and \*\*\*\*\*Bed Bug Addendum to be attached to Lease**

**GROUNDS FOR DENIAL MAY RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

- Invalid Social Security number, Invalid Driver’s License, or false information on Application.
- Insufficient Income and/or Negative Employment History.
- Negative Rental History including: eviction, late payments, returned/bounced checks, balance owed to Landlord, Lease violations, Landlord complaints, property damage.
- Negative Rental Credit Score including repossession, eviction, foreclosure.
- Criminal History including felonies, sex offenders, terrorist activity.

**\*\*Prospective Applicants who do not meet the selection criteria may be approved with additional security deposit or with an approved Guarantor\*\***

In order to facilitate the Application Submittal and Approval Process involving multiple Lease Applicants, the following will be applied:

- All Applicants will be notified of a multiple application situation.
- All Complete Applications with Fee will be processed by [www.Mysmartmove.com](http://www.Mysmartmove.com)
- Landlord will be provided all processed applications for review.
- A processed application that is reviewed by Landlord is **NOT** subject to refund.
- The decision of accepted Lease Applicant is made solely by the Landlord.

Applicant: \_\_\_\_\_ Applicant: \_\_\_\_\_

Applicant: \_\_\_\_\_ Applicant: \_\_\_\_\_

## Landlord's Rules & Regulations

Address: 15106 Silverman St. Webster Date: 07/14/2022

- Property keys will be available for pick up once Tenant has paid 1st month's rent, shown proof of utilities transferred into their name and Renter's Insurance, if applicable.
- Tenant understands that the Landlord's Homeowners Insurance Policy does not cover personal property for any reason. It is recommended that Tenant obtain Renter's Insurance to cover their possessions.
- If security alarm is placed in home - alarm code & password must be shared with the Landlord; if it is not shared and police are dispatched, Tenant will incur that expense.
- In the event that mail is delivered to the property address for the Landlord, please contact them immediately so they may pick it up.
- Tenant will be diligent in maintaining HOA standards at all times. HOA violations will incur a trip charge to confirm that violation has been remedied; if not remedied in 2 days a contractor will be dispatched at Tenants expense. Tenant will be responsible if any HOA fines are charged due to Tenant's negligence. A \$75.00 fine will be assessed if Tenant receives 3 HOA violations for the same offense within a 6-month period.
- Tenant may not re-key the property without permission. In the event the home needs to be re-keyed for security purposes, Tenant must provide a copy of the key to the Landlord. Tenant will not be reimbursed for any re-key service. Tenant is also not allowed to put an exterior lock on any gate without providing a copy of the key to the Landlord. If a key is not provided, the lock will be removed and a fine of \$75 charged to Tenant.
- Tenant will return property to Landlord in same "made ready" condition as when moved in; to include but not limited to professional carpet cleaning with receipt and mowed/trimmed yard, groomed beds.
- Tenant will incur a Trip charge if property is inaccessible to Contractor/Vendor or an appointment is canceled without sufficient notice.

**Maintenance:**

- Tenant will maintain adequate pest control, change AC filters, lightbulbs, batteries as needed while occupying property. Heating and Air Conditioning (HVAC) filters must be changed, including attic air filters. If repair is needed on the HVAC and it is determined that dirty filters were the cause, the entire cost of repair/service will be at Tenant’s expense.
- Tenant will maintain water softener system with adequate salt level, if applicable; and utilize and maintain underground sprinkler system , if applicable.
- Tenant must re-test smoke detectors and carbon monoxide detectors, if applicable, regularly and replace batteries as needed in ALL rooms.
- Tenant is responsible for winterizing the property, i.e. wrapping exterior pipes, reasonably adjusting the thermostat, etc. Freeze damage to the property during the residency will be repaired by the Property Managers contractor at tenant’s expense.

**Repairs:**

- Tenant is responsible for the first \$75 towards any needed repairs outside the parameters of Landlord Required Repairs as described in Lease Paragraph 18.D.(1) If a Home Warranty vendor is dispatched the service fee will be collected by that vendor at that moment from the Tenant before repairs are made.
- Tenant is not allowed to make any repairs or improvements to the interior and/or exterior of the property without permission. If illegal repairs are made, no reimbursements will be given.

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Tenant: \_\_\_\_\_

Landlord: *Robert Lorence*

dotloop verified  
10/03/23 11:20 AM CDT  
OXP1-KWBY-AE0D-TKZF

Landlord: \_\_\_\_\_



### BED BUG ADDENDUM

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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**ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT** \_\_\_\_\_  
15106 Silverman Street, Webster, TX 77598

**A. REPRESENTATIONS:**

- (1) Landlord is not aware of any evidence indicating the presence of bed bugs currently in the Property.
- (2) Tenant has inspected the Property and found no evidence indicating the presence of bed bugs in the Property.
- (3) Tenant represents: *(Check only one box.)*
  - (a) Tenant is not aware of any evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property.
  - (b) Tenant is aware of the following evidence indicating the presence of bed bugs in Tenant's or any occupant's: (i) current or previous residence(s); or (ii) personal property: \_\_\_\_\_

\_\_\_\_\_  
Tenant further represents that Tenant's and any occupant's personal property has been treated by a licensed pest control operator and that such personal property is free from bed bugs.

**B. NOTICE:** Tenant must immediately notify Landlord, in writing, if:

- (1) Tenant becomes aware or discovers evidence of the presence of bed bugs in the Property, including in any personal property within the Property; or
- (2) Tenant, an occupant, Tenant's family members, or a guest or invitee of Tenant experiences any bites or other irritations on the body believed to be caused by (i) bed bugs; or (ii) any other condition or pest in the Property.

**C. TREATMENT:**

- (1) If the presence of bed bugs in the Property is confirmed, Tenant must:
  - (a) allow Landlord and Landlord's agents access to the Property at reasonable times without first attempting to contact Tenant and without notice to perform bed bug inspections or treatments;
  - (b) comply with all instructions from Landlord or Landlord's agents to clean and treat the Property;
  - (c) remove or destroy personal property that cannot be treated or cleaned, and properly dispose of such property; and
  - (d) pay all reasonable costs in connection with the inspection, cleaning, and treatment of the Property as a result of the presence of bed bugs in the Property, if caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant.
- (2) All decisions regarding the selection of the licensed pest control operator and method of treatment will be at Landlord's sole discretion.

**D. LIABILITY:** Unless caused by Landlord, Landlord is not responsible to Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant for any damages, injuries, or losses to person or property caused by the presence of bed bugs in the Property. Tenant will protect, defend, indemnify, and hold Landlord and Landlord's agents harmless from any damages, costs, attorney's fees, and expenses that are caused by Tenant, an occupant, Tenant's family members, or a guest or invitee of the Tenant in connection with the presence of bed bugs in the Property.

**E. DEFAULT:** If Tenant fails to comply with this addendum, in addition to exercising Landlord's remedies under Paragraph 27 of the above-referenced lease, Tenant must immediately reimburse Landlord the amounts under this addendum for which Tenant is responsible.

(TXR 2013) 07-08-22 Landlord or Landlord's Representative  & Tenants:     Page 1 of 2

Bed Bug Addendum concerning: 15106 Silverman Street, Webster, TX 77598

**F. RESOURCES FOR MORE INFORMATION:** For more information about bed bugs, Tenant may visit one of the websites listed below.

Texas Department of Health and Human Services: <https://www.dshs.texas.gov/phs/bedbugs.aspx>

United States Environmental Protection Agency: <https://www.epa.gov/bedbugs>

Texas A&M Agrilife Extension: <https://citybugs.tamu.edu/factsheets/biting-stinging/bed-bugs/>

<i>Robert Lawrence</i>	dotloop verified 10/03/23 11:20 AM CDT TSKG-MRCG-S5XT-KEVI	dotloop verified 07/14/22 1:23 PM EDT K5SD-X2CD-1RQ1-9M1K
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Landlord	Date
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**Or signed for Landlord under written property management agreement or power of attorney:**

By:

Printed Name: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Tenant	Date
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Tenant	Date
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Tenant	Date
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Tenant	Date
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