

## Tenant Selection Criteria

Landlord(s): \_\_\_\_\_ Chilton Luther Birdwhistell \_\_\_\_\_

These criteria are being provided in reference to the property located at the following address:

2608 Capitol Street, Houston, TX 77003

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. If your application is denied based upon information obtained from your credit report, you will be notified.

The following applies to normal rentals requiring **first month's rent, deposit and pet fee/rent** paid in advance prior to occupancy.

### **Tenant Selection Criteria**

- Verifiable income of at least 3 times the monthly rent payment
- Favorable rental history acceptable to the owner for the past 2 residences or 5 years (whichever is longer period) – noting payment record, no excessive damages, no complaints related to tenant/occupants/guest, proper notice given when vacating, general housekeeping, no unauthorized occupants, etc.
- Favorable credit history – acceptable to the owner – noting total monthly debt obligations not excessive to family income, credit scores, number of late payments, responsible behavior toward repayment of debt accrued, number/amount in collection status (prefer zero), changes in credit patterns due to circumstances, etc.
- No evictions
- No rent or damages owing to prior landlords (including unpaid judgements).
- Acceptable criminal history of all occupants – No felony convictions of any type of any other negative criminal activity on their record.
- Ability to pay move-in costs (full first month's rent, deposit and other fees) in full prior to occupancy
- Occupancy guideline is 2 people per bedroom
- Pets will be considered on a case by case basis. No aggressive breeds.

### **APPLICATIONS MAY BE DENIED FOR ANY OF THE FOLLOWING REASONS**

- Adverse credit history
- Adverse current rental reference
- Adverse prior rental history
- Incomplete application
- Falsifying any application information

- Inadequate income
- Adverse criminal/court records
- Inability for landlord to verify any information on application
- Information requested or missing not provided within 1 business day of request
- Submitting NSF check for rent deposit or screening feed.

If you do not meet these qualifications, you may contact the listing agent to discuss your particular details – depending on your situation, owner/agent may impose additional requirements or conditions to your rental (increased deposit, additional rules, etc.) or deny your application at the owner/agent’s sole discretion.

If you have specific questions, please call the agent at 832-566-6091 or email [ashley@heacockhomes.com](mailto:ashley@heacockhomes.com)

**Landlord(s):**

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**Tenant(s):**

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