



Garden Manor Apartments Professionally Managed By: EZ Home Rental

Thank you for your interest in our property. Before you go on to the application, please take a moment to review our tenant selection criteria. Application fees are non-refundable, and we want you to be confident you meet our criteria before completing an application and paying the non-refundable fee.

Anyone 18 or older residing in the property must fill out an 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, requiring a risk management non-refundable fee, 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.

The following items will be required for each applicant:

- Identification – Driver License, state issued I.D. or U.S. passport.
- All non-US citizen applicants must provide a U.S. Permanent Resident Visa valid through the term of the lease.
- Additional occupants must be listed on the application when submitted.

Additional information:

- **PETS ARE NOT ALLOWED.** You agree that by applying to lease with this company you will have to complete a “no pet” profile, or request accommodation for an assistance animal. All profiles and accommodation requests can be submitted at <https://ezhomerental.petscreening.com>
- **Property is non-smoking.** No vapes, cigars, e-cigs, cannabis, hemp, cigarettes, hookah, or other smoking paraphernalia will be allowed.

CREDIT HISTORY:

Landlord will obtain a Rental History Report (RHR), 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.

A minimum 500 credit score is required to qualify for most of our properties (Transunion). Items which affect your credit score and/or will be used to evaluate creditworthiness include but are not limited to payment history, amount of debt, debts to previous landlords, eviction filings, and/or charged off accounts. Foreclosure and bankruptcy are NOT mandatory disqualifications but could affect your application decision. Credit scores less than 600 may require an additional non-refundable fee. If your application is denied based upon information obtained from your credit report, you will be notified.

INCOME & EMPLOYMENT:

Landlord will verify your current and previous employer. The information must be provided by you on the Lease Application if applicable. Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income, may influence the Landlord’s decision to lease the Property to you.

The minimum gross income requirement for a single person living in the home is 3 times the rental amount. Proof of income will be required to process your application. Acceptable proofs of income include 2 months of most recent pay stubs. Other (SSI, military benefits, or child support) proof of income may be accepted on a case-by-case basis. Applicants who are self-employed will need to provide their most recent 2 years’ tax returns and 2 months of bank statements. **Applicants with less than 12 months of continuous employment will not be approved.**



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RENTAL HISTORY:

Landlord will verify your current and previous rental history. The information must be provided by you on the Lease Application if applicable. No evictions, eviction filings, or paid or unpaid lease collections within the last 4 years. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting landlords may influence Landlord's decision to lease the Property to you. Please include contact information for landlord(s) on the application. A mortgage may be considered for rental history, provided the account is closed and in good standing.

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. No Felony offenses within the last 4 years of application. No violent Felonies within the last 10 years of application. No sex offender. Some crimes may result in an application denial as well.

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. If it is determined that false information was purposely provided on an application, landlord may deny your application. If it is not discovered that false information was provided until after a lease is signed, the lease agreement may be unilaterally terminated by landlord, at landlord's discretion.

All applications are considered on a case-by-case basis. If you have any concerns regarding the above-mentioned criteria, please contact our office before applying. Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA).

