Tenant and Rental Criteria

This criteria is being provided by the Landlord only in reference to the Property located at the following address: **1014 Sycamore Ridge Ln Houston, TX 77073**

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

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which the 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, 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 tenants to provide pay stubs showing at least 3 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent pay stubs.

4. Other Income: Including Child Support, Social Security or other will require 3 months worth of Bank statements showing deposits and a letter from the court, Social Security or Financial Professional.

5. Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older.

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. Applications must be received for all persons over 18 years or older that will occupy the property. The application is to be made through MySmartMove.com. An invitation will be sent when required documents are approved.

8. Failure to Provide Accurate Information in Application: Your failure to provide accurate information on your application or your provision of information that is unverifiable will be considered by the Landlord when making the decision to lease the Property to you.

Landlord Requirements

Landlord also requires the following acceptance by prospective tenants prior to application:
A. Monthly Rent: Due on the first day of the month.
B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due. (1) Initial Late Charge: $ 100 Additional Late Charges: $ 50 per day thereafter.
C. Pets: only outdoor pets allowed. Must be a breed allowed by insurance.
(1) Pet violation charges: (a) an initial charge of $500.00 and (b) $100.00 per day thereafter.
D. Security Deposit: $1,650 + 1st month rent required
E. Utilities: All utilities to be paid by Tenant
F. Guests: Number of days guests permitted on Property: 14 days
G. Vehicles: Number of vehicles permitted on Property: 3
I. Key box: Authorized during last 30 Days of lease: Early Withdrawal Fee $1,650.00
J. Inventory and Condition Form: To be delivered within 10 days
K. Yard: To be maintained by Tenant
L. Repairs: Emergency phone number for repairs: _____
M. Appliances or Items that will not be repaired: None
All appliances will be maintained in working order.
N. Assignment, Subletting and Replacement Tenant Fees: n/a - Not Permitted
O. Landlord will require Tenant to have Renter's Insurance

Landlord(s) Signature and Date: _____

Landlord(s) Signature and Date: _____

Tenant(s) Applicant Signature and Date: _____

Tenant(s) Applicant Signature and Date: _____