TENANT SELECTION CRITERIA and other Lease Terms

for 2542 Bisontine St., Friendswood, Texas 77546

Tenant: Please read and sign the following tenant selection criteria and submit with your application to be considered for rental agreement.

- 1. Minimum credit score of 620
- 2. Monthly gross income must be \$5600 or higher
- 3. No past evictions
- 4. No state or federal tax liens
- 5. No unpaid child support
- 6. No more than 5 occupants for the home
- 7. No large pets, small pets may be considered on a case-by-case basis
- 8. Rent due 1st of month, late after 3rd of month
- 9. \$50 late fee and \$15 per day late fee
- 10. Pet (if allowed) deposit \$400 (\$250 non-refundable)
- 11. Pet violation charge \$500 plus \$25 daily charge
- 12. Security deposit equal to one month rent
- 13. Tenant to pay all utilities
- 14. Guests for 14 days only
- 15. Maximum vehicles 2
- 16. Trip charge \$75
- 17. Keybox authorization last 30 days or one month rent charge for denial
- 18. Yard to be maintained by tenant or by crew that owner hires and charges tenant
- 19. Yard and bushes to be watered to maintain in healthy condition
- 20. Inventory and Condition form to be turned in within 5 days
- 21. No assignment or subletting

Date	Tenant	Date	
	Date	Date Tenant	