

Tenant Selection Criteria

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

21 Riverbank Dr. The Woodlands Tx. 77381.

This Criteria can be modified, revised, updated and changed by the landlord, at the landlord's sole discretion.

Pursuant to the Property Code Section 92.3515, these Tenant Selection Criteria is being provided to you. The following constitutes 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, or raising rent to a higher amount than for another applicant). If your application is denied or other adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

Applications

- TAR-2003 form must be filled out completely, by each occupant over the age of 18, signed and dated.
 - A non-refundable fee of \$45.00 per applicant over the age of 18 must be paid to a third party provider. The fee is the responsibility of the applicant. You will receive a request from <https://fadv.mysmartmove.com> to complete your background checks
 - All applicants are required to present a valid government issued identification. Non -US citizen will be required to confirm residence compliance through the end of their requested term of the lease.
 - An application does not constitute an agreement to lease or an offer. No lease will exist until such time as an **executed lease agreement** has been signed by both Landlord and applicants and all/any required fees have been paid.
 - Falsifications of any information on the application may result in applicant's denial. If an applicant is denied due to falsifying documentation or information Landlord may retain fees paid if any.
 - Tenant selection criteria form must be signed, dated and submitted with the TAR-2003.
1. **Criminal History:** A criminal background check will be performed for each applicant verifying 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. Provide any additional documentation you deem helpful in this situation. Convictions for the manufacturing and distribution of a controlled substance and sexual offenses or crimes against children will result in automatic denial of the application.
 2. **Previous Rental History:** Landlord will verify your previous 2 years 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 to you. Broken leases, evictions and applications made in contemplation or breaking an existing lease may result in denial of the application.

3. **Current Income:** Combined household income must be three (3) times the monthly rent. Landlord will ask you to verify your income as stated on your Lease Application. Verification includes 4 consecutive current pay stubs. If self-employed you will need to provide two (2) years Federal Tax Returns. If you are starting a new job, a letter of accepted employment, on company letter head with complete contact information for the employer, clearly stating your salary or hourly rate and number of hours you will be working. 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 Landlord’s decision to lease the property to you.
4. **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. Active bankruptcies will result in a denial of application. Outstanding debt/judgement to previous landlords may result in denial. If your credit score is below 700 it may result in the landlord requiring a Guarantor to be added to the lease. Guarantor are required to have income 4 times the monthly rent and must complete the application process and pay the associated fees.
5. **Pets:** Landlord May approve pets on a case by case basis. Some dog breeds may not be permitted by the Homeowners Insurance Provider; there is no provision under which the landlord will approve these breeds. If your pet is approved there will be a \$300.00 non-refundable pet fee and a \$500.00 refundable pet deposit. Landlord may adjust fees on a case by case basis and may increase rent in certain circumstances.

By signing below, you acknowledge you have had the opportunity to review, and understand the information provided in this Tenant Selection Criteria. The Tenant Selection Criteria may include, but is not limited to, factors such as rental history, criminal history, credit history and current income. If you do not meet the selection criteria or if you fail to provide the requested information, provide incomplete information, inaccurate or false information, or providing information that is unverifiable, your application may be denied and your application fee will not be refunded.

Applicant’s Signature

Date _____

Applicant’s Signature

Date _____