

## ADDENDUM –A Tenant Screening Criteria

Property address: 33118 School Hill Rd, Fulshear, TX 77441

All occupants age 18 or older are required to complete an application. Any inaccuracy or falsification of the rental application will be declined.

**Pet and smoking policies:**

Pets case by case (\$500 total pet deposit: \$250 non-refundable + \$250 refundable if no damage upon move-out)

No Smoking.

**Rental History Criteria:**

No evictions on record. No more than 1 late rent payments/1 noise complaints on record in a 12 month period. No broken lease agreements with previous landlords (unless for a reasonable reason).

**Income Requirement Criteria:**

Minimum household income at least 3 times of rent. Last 2 months' paystubs reflecting YTD earnings with 2 months' bank statements.

**Employment History Criteria:**

Must have verifiable employment history for a minimum of 1 year with the current employer or in the same line of work.

Retired or self-employed applicants will require 2 years of IRS tax returns and three months of bank statements to verify income.

Military personnel will be required to provide L.E.S. for proof of employment.

**Credit History Criteria:**

Credit score 640 or above. Applicants with frequent late payments and delinquencies will be declined. No bankruptcy discharge, no rental collection or judgment(s), unverifiable Social Security Number. No Judgements and/or liens in excess of \$ 1000.00

**Public Records Criteria:**

NO Criminal history or background for the last 20 years.

**\*Once approved, we will need the security deposit (one month's rent) to take the home off the market. This must be done within 24-48 hrs. To receive the keys, we will need the first-month rent. Keys will be given at move-in day.**

Signature of landlord

Signature of applicant

Date Signed