

## Landlord Rental Qualification Criteria

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. If your application is denied based upon information obtained from your credit report, you will be notified.

### **MUST PROVIDE TREC APPLICATION WITH COPY OF IDs & 30 RECENT PAYSTUBS**

1. **Previous Rental History:** Landlord will verify your current & 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 the previous landlord may influence Landlord's decision to lease the Property to you. If you lease from an individual, the landlord WILL require canceled checks or bank statements to prove rental history. Hand-written receipts are not acceptable. **NO EVICTIONS.**

2. **Current Income:** Landlord will verify all income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency or your income along with the ability to verify the stated income may influence Landlord's decision to lease the Property to you. The landlord wants to verify 3X the rent rate in total monthly income.

3. **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 will 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. The landlord prefers a credit score above 620 points.

4. **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.

5. **Failure to Provide Accurate information in Application:** Your failure to provide accurately information in 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.

6. **Pets:** All animals must go through a pet screening process. A picture of each pet is required with the application.