



LANDLORD'S TENANT SELECTION CRITERIA AND GROUNDS FOR DENIAL

The Landlord's Tenant Selection criteria are provided in reference to the Property located at the following address:

Address: **908 CRESTWOOD DRIVE**
 City, State, Zip: **BRYAN, TX 77803**

The Tenant Selection Criteria are being provided to you pursuant to Texas Property Code Section 92.3515. It requires that a Landlord make available to Lease Applicants a copy of the Landlord's Tenant Selection Criteria and Grounds for Denial. Tenant Selection Criteria MUST BE ACKNOWLEDGED by Applicant at the time of application. The following constitute grounds upon which Landlord will be basing the decision to lease the Property:

1. **Criminal History:** Landlord will run a criminal history check on you to verify your Lease Application information.
2. **Previous Housing History:** Landlord will verify your previous housing history provided in your Lease Application.
3. **Current Income:** Landlord will verify the sufficiency & amount of income stated on your Lease Application.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency report in order to verify your credit history. If your application is denied based upon information obtained from your credit report, you will be notified.
5. **Application Accuracy:** Your failure to approved accurate, complete, or verifiable information will be considered by the Landlord in deciding whether or not to lease the Property to you.

Landlord will comply with all local, state, and federal housing laws, including the Fair Housing Act of 1968, and will not discriminate on the basis of race, color, national origin, religion, sex, familial status, or handicapped status. Landlord's Tenant Selection Criteria is as follows:

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Required Minimum <u>2</u> Year Verifiable Rental History or Mortgage Payments
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Required Minimum <u>1</u> Year Verifiable Employment History (Self Employed to Provided CPA/Tax Professional Attested Tax Returns For Those Years)
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Required Criminal Background Check per HB 1510 (1/1/16) & Fair Housing Act Standards (4/4/16)
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Require a minimum FICO credit score of <u>600</u> or higher.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Require that current income be a minimum of <u>3</u> times higher than monthly rent of Property.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	May an application be denied for smoking inside the premises?
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	May an application be denied for pets keep inside or outside the premises, except those required by law?
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	May an application be denied for inaccurate or incomplete application information?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the Landlord accept Housing Assistance/Section 8, except if applicant is military veteran (SB 267)?
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the Landlord have additional criteria to be provided in a separate form?

DocuSigned by:

 Landlord(s).....
DONALD W. LIMRICK
 1/11/2024
 Date

DocuSigned by:

 Landlord(s).....
PATRICIA A. LIMRICK
 1/11/2024
 Date

Signing this acknowledge indicates that the Applicant has had the opportunity to review the Landlord's Tenant Selection Criteria. **If applicant (1) does not meet the selection criteria; (2) provides inaccurate information; or (3) provides incomplete information; the application may be rejected, and the application fee will not be refunded. Applicant may meet all selection criteria and still not be selected in favor of another Applicant, if that occurs, the application fee will not be refunded.**

Tenant's application will NOT be processed without this signed form.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____