

**Joseph Le Properties**  
**TENANT SELECTION CRITERIA POLICY**

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

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Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you.

The following constitute grounds upon which Landlord will base their decision to lease the Property. If your application is denied based upon information obtained from your credit report, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check 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. Joseph Le Properties will not accept any Applicants with a felony on their background.
2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. An eviction search is performed for all Applicants. 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 the property to you. Joseph Le Properties WILL NOT accept any Applicant who has had an eviction, broken lease or owes any money to any of the current or previous Landlords. Joseph Le Properties requires rental history from the last two residences.
3. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. 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. Joseph Le Properties requires proof of income (after taxes) to be at least THREE times the monthly rent.
4. **Credit History:** Landlord will obtain a Credit Report from a Credit Reporting Agency, 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. Joseph Le Properties takes each Applicant's credit report and presents to Landlord for Landlord to decide on a case by case basis whether to require a higher security deposit, accept the asking security deposit or deny the Applicant completely.
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your Lease Application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.
6. **Other:** Factors Landlords may take into consideration are the lease term length (minimum of one year) and the amount of time before move in.

Acknowledgement by Applicant:

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Applicant's Signature

Date

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Applicant's Signature

Date