

Tenant Selection Criteria, Procedure and Requirements

23802 PENNINGTON HILLS SPRING, TX 77389

Address

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.

- 1. FULLY COMPLETED application for ALL applicants 18 years and older**
 - Anticipated Move-in Date (make sure move-in date is filled)
 - Once all lease docs have been received by landlord's agent, each applicant (18 years or older and with separate email addresses only) will receive an email from: texasrealtors.mysmartmove.com requesting them to register for free and complete application and payment process securely online (\$45 per applicant).
 - Please forward application to JenYoingco7@gmail.com.
 - Landlord will check credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report and possible interview with the prospective applicant. If your application is denied based upon information obtained from your credit report, you will be notified. Bankruptcies, EVICTION and Judgements from previous landlords are an automatic denial.
- 2. Current Income:** Landlord will ask you prove your income as stated on your Lease Application. Paycheck stubs or tax returns are normally acceptable. Depending upon the rental amount of 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. Landlord wants to see 3 times the rent rate in total monthly gross income. NOTE: If applicant is self-employed, we require 3mos of personal bank statements.
 - Copies of 3 most recent Pay Stubs /or bank statements for ALL applicants –email to JenYoingco7@gmail.com
- 3. Colored copy of your Driver's license, Social Security Card and Renter's insurance included in ALL applications – email to JenYoingco7@gmail.com**
- 4. Criminal History:** Landlord will require 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. **Felonies are an automatic denial.**
- 5. Previous Rental History:** Landlord will verify your 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 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.
- 6. 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. (CASHIER'S CHECK ONLY). To receive the keys, we will need the first-month rent. Typically, the keys are given at move-in day. Keys are available only by appointment (Monday-Friday).**
- 7. Failure to Provide Accurate information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

Applicant

Agent representing Applicant