

**TENANT SELECTION CRITERIA POLICIES** for: 4034 Coltwood Drive, Spring, TX 77388

Maximum Occupancy 6 people, 4 vehicles.

We do NOT accept:

- Section 8 payments
- Applicants that have been evicted or broken leases at other properties
- Applicants that owe money to other property owners/landlords
- Applicants that falsify or withhold ANY information on their rental application
- Smokers

**Age** – Lessees must be 18 or over, unless head of household or military under age 18, or emancipated minor. All occupants 18 or over must complete the application process.

**Income** – Combined gross monthly household income minimum 3 times the rent. All income must be verifiable and not include sources such as parents, scholarships or study subsidies. Must be currently employed with the same company for a minimum of 1 yr. Less time could require higher deposit.

**Rental History** – A minimum of 2 years of verifiable rental history with non-related landlord is required.

**Legal** – The landlord will perform a background check on all applicants age 18 and over. We do not rent to any person involved in violent crimes, prostitution, domestic violence and/or crimes involving possession of illegal substances. Recent felons need not apply. Exceptions are possible based on the age or type of specific offenses. Income and Rental history must be verifiable.

**Pets/Animals** – We prefer one pet, dog only, 35 pounds or under and no animals under one year of age. The following breeds are not permitted, mix or otherwise – Rottweilers, pit bulls, Akitas, Dobermans, Chows, German shepherds, Australian shepherds. Exotic animals and reptiles are not allowed. **Exceptions may apply.** Emotional support and service animals are allowed with appropriate proof supporting their eligibility as well as the need for the animal. A non-refundable pet fee will be collected for each pet. ***Background information on all animals is required via [Petscreening.com](http://Petscreening.com).***

**Fees** – Each applicant age 18 or over must complete an application and supply all supporting documentation along with a non-refundable fee of (approximately) \$45 payable online to the provider of the background check.

**Credit** – No bankruptcy within the past 2 years, no foreclosures or repossessions in the past 2 years, 70% positive credit, less than \$5000 in collections on your credit report. What is most important is a history that documents that the applicant has a consistent history of paying their bills and is attempting to resolve any past issues.

**Equal Housing**- It is the policy of the landlord and owner to avoid discrimination against any person because of race, color, religion, sex, handicap, familial status, sexual orientation or national origin and to comply with all state and federal fair housing and antidiscrimination laws.

**Other-** Ownership of vacuum cleaner, hose & sprinkler are required within first week of occupancy

**Renter's Insurance – Required** with "Other Insured" information details provided by Landlord and reflected on the policy.

***Exceptions to any of the policies are up to the discretion of the Landlord and Owner.***

I have read and understand the Tenant Selection Criteria for this property. I understand that these criteria can change at any time without notice. All applicants age 18 and over must sign this document.

Applicant  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Landlord \_\_\_\_\_ Date \_\_\_\_\_