

**LANDLORD'S TENANT SELECTION CRITERIA**  
**"Mackrizz Realty, Inc."**

The following selection criteria is being provided to you pursuant the Texas Property Code, Section 92.3515. The information provides the basis on which the landlord will make the decision to either accept or deny an applicant. Everyone occupying the property 18 years or older must submit an application. Lease application fee is not refundable.

**1.- CREDIT HISTORY**

- A) A consumer-provided credit report will not be accepted;
- B) Listing agent will obtain a credit & background report;
- C) Credit score must be at least 625
- D) In case of denial, a copy of the credit & background report will not be provided; instead applicant will receive a letter of "Adverse action notice and credit score disclosure" (TXR-2212).

**2.- CURRENT INCOME**

- A) Applicants combined monthly income must be at least 3 times the rent;

**3.- PREVIOUS RENTAL HISTORY**

- A) Written verification will be obtained from previous landlords;
- B) Rental history required for 2 preceding years;

**4.- CRIMINAL HISTORY**

- A) Background check will be pulled from Criminal, Sex Offense and Terrorist Database history; applicants with violent crimes, sex offenses or terrorist records will be denied;

**5.- FAILURE TO PROVIDE ACCURATE & COMPLETE INFORMATION**

- A) Lease application must be 100% completed and legible;
- B) Must provide: email & phone number from employer & landlords

**ADDITIONAL GUIDELINES**

- 3 last pay stubs required;
- Application fee must be paid before any verification can be done;
- Pets will be accepted in a "case by case" scenario; no vicious breeds will be accepted. Applicant must submit a pet's pic together with application.

Signing this acknowledgement indicates that you have had the opportunity to review & understand the landlord's tenant selection criteria.

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Applicant

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Applicant