

ADDENDUM –A Tenant Screening Criteria

Property address: 7903 Chukka Drive, Fulshear, TX, 77441

All occupants age 18 or older are required to complete an application. Any inaccuracy or falsification of the rental application will be declined.

Pet and smoking policies:

Pets case by case (\$500 total pet deposit: \$250 non-refundable + \$250 refundable if no damage upon move-out)

No Smoking.

Rental History Criteria:

No evictions on record. No more than 1 late rent payments/1 noise complaints on record in a 12 month period. No broken lease agreements with previous landlords (unless for a reasonable reason).

Income Requirement Criteria:

Minimum household income at least 3 times of rent. Last 2 months' paystubs reflecting YTD earnings with 2 months' bank statement.

Employment History Criteria:

Must have verifiable employment history for a minimum of 1 year with the current employer or in the same line of work.

Retired or self-employed applicants will require 2 years of IRS tax returns and three months of bank statements to verify income.

Military personnel will be required to provide L.E.S. for proof of employment.

Credit History Criteria:

Credit score 640 or above. Applicants with frequent late payments and delinquencies will be declined. No bankruptcy discharge, no rental collection or judgment(s), unverifiable Social Security Number. No Judgements and/or liens in excess of \$ 1000.00

Public Records Criteria:

NO Criminal history or background for the last 20 years.

***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. To receive the keys, we will need the first-month rent. Keys will be given at move-in day.**

Signature of landlord

Signature of applicant

Date Signed