

## TENANT AND RENTAL CRITERIA

The following criteria is provided by the Landlord only in reference to the specific Property located at the following address: 34 Bryce Branch Circle (Street Address)  
The Woodlands, TX 77382 (City, State, Zip)

### THIS FORM MUST BE ACKNOWLEDGED BY PROSPECT/TENANT PRIOR TO SUBMITTING APPLICATION

The following criteria will be evaluated by the Landlord to decide whether they will lease the Property to you. Your application may be denied or adverse actions against you (including, but not limited to, requiring a lease guarantor, requiring an additional deposit, or raising rent to a higher amount than for another applicant) based on the information you provide. If Landlord denies your application or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

- 1. Criminal History:** Landlord will perform 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.
- 2. 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 former landlords may influence Landlord's decision to lease the property to you.
- 3. Current Income:** Landlord requires tenant(s) to provide documentation that income is at least 3 times rent as their monthly income. The tenant applicant(s) must provide at least 2 month(s) of recent paystubs. If applicant(s) is/are self-employed, Landlord will require 2 months of bank statements and 2 years of tax returns.
- 4. Other income:** If applicant(s) would like other income, including child support, Social Security, or other to be considered, applicant(s) must provide 2 months of bank statements showing deposits, or a letter from the court, Social Security, or Financial Professional documenting income.
- 5. Each applicant age 18 and older, including dependent children, must provide a clear copy of a Driver's License, or other photo identification.**
- 6. Credit History:** Landlord will obtain a credit report in order to verify credit history. Landlord's decision to lease Property to you may be based on the information from this report. If your application is denied based on information from your credit report, you will be notified.
- 7. Applications must be received for all persons over 18 years or older that will occupy the Property, including dependent children. This fee will be paid via a third-party screening service and will be in the amount of \$45 .**
- 8. Failure to Provide Accurate Information on Application:** Your failure to provide accurate information on your application or otherwise providing information that is false or unverifiable will be considered by Landlord when making the decision to lease Property to you.
- 9. Other:** \_\_\_\_\_  
\_\_\_\_\_

Landlord also requires the following terms to be accepted by Prospect/Tenant prior to submitting application:

- A. Monthly Rent:** Due on the  first day of the month
- B. Late Charges:** Time at which late charges are incurred: 11:59p.m. on the 5TH day after the date on which rent is due.
  - (1) Initial Late Charge:  (a) \$ 50.00 ;  (b) \_\_\_\_\_ % of one month's rent.
  - (2) Additional Late Charges:  \$ 10.00 per day thereafter.
- C. Pets:**  not permitted  permitted with the following restrictions (size, weight, number, type): case by case basis - no large animals permitted
  - (1) If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:  
 (a) a pet deposit of \$ \_\_\_\_\_ in addition to the security deposit.

Landlord(s) Initials \_\_\_\_\_

Tenant(s) Initials \_\_\_\_\_

- (b) the monthly rent to be increased by \$\_\_\_\_\_.
- (c) a one-time, non-refundable payment of \$ 350.00.

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ 400.00 ;  
 And (b) \$ 100.00 per day thereafter.

- D. Security Deposit: \$ one month's rent
- E. Utilities: All utilities to be paid by Tenant except: tenant to pay all.
- F. Guests: Number of days guests permitted on Property: 30.
- G. Vehicles: Number of vehicles permitted on Property: 3.
- H. Trip Charge: \$ 75.00
- I. Keybox: Authorized during last 30 days of lease; Early Withdrawal Fee \$ one month's rent.
- J. Inventory and Condition Form: To be delivered within 7 days.
- K. Yard: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant;  
 \_\_\_\_\_ (contractor) paid by Tenant
- L. Pool/Spa: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant;  
 \_\_\_\_\_ (contract) paid by Tenant; or  
 \_\_\_\_\_
- M. Repairs: Emergency phone number for repairs: will be given on lease  
 Appliances or items that will not be repaired: \_\_\_\_\_
- N. Special Provisions: tenant to maintain renter's insurance & may be asked to provide to landlord prior to moving in. Tenant will have home & carpets professionally cleaned upon move out.
- O. Assignment, Subletting, and Replacement Tenant Fees:  
 (1) If procured by tenant:  (i) \$ N/A ; or  (ii) \_\_\_\_\_ % of one month's rent.  
 (2) If procured by landlord:  (I) \$ N/A ; or  (II) \_\_\_\_\_ % of one month's rent.

Landlord(s) Signature and Date: \_\_\_\_\_  
 Tenant(s) Signature(s) and Date: \_\_\_\_\_