

# Tenant and Rental Criteria

These criteria are being provided by the Landlord only in reference to the Property located at the following address:

**1803 Red Bud Ln, Sugar Land, TX 77479**

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It must be signed by Landlord and Tenant before acceptance of application.

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. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied 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 previous landlords may influence Landlord's decision to lease the Property to you.

**3. Current Income :** Landlord requires tenant must document at least **\_3x\_** times the rent as their monthly income. The tenant applicant must provide at least **\_2\_** month(s) of recent paystubs. If self-employed, Landlord will require **\_2\_** months of bank statements and **\_1\_** years of tax returns.

**4. Other Income:** Including Child Support, Social Security or other will require **\_1\_** months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.

5. Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older.

**6. Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained 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. The non-refundable fee for applicant is **\$43** charged by TransUnion/SmartMove Service for credit/background check.

**8. 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.

9. Other: \_\_\_\_\_

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Landlord also requires the following acceptance by prospective tenant prior to application:

A. **Monthly Rent:** \$2,850 Due on the  first day of the month  \_\_\_\_\_

B. **Late Charges:** Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due.

(1) Initial Late Charge:  (a) \$ 100  (b) % \_\_\_\_\_ of one month's rent.

(2) Additional Late Charges: \$ 25 per day thereafter.

C. Pets:  not permitted  permitted with the following restrictions (size, weight, number, type):  
\_\_\_\_\_

(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.

(b) the monthly rent to be increased by \$ \_\_\_\_\_.

(c) a one-time, non-refundable payment of \$ \_\_\_\_\_.

(2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ 500  
and b) \$ 25 per day thereafter.

D. **Security Deposit:** \$ 2,850

E. **Utilities:** All utilities to be paid by Tenant except: **None**

F. **Guests:** Number of days guests permitted on Property: **14 days**

G. **Vehicles:** Number of vehicles permitted on Property: **4**

H. **Trip Charge:** \$ **75**

I. **Key box:** Authorized during last 30 Days of lease: Early Withdrawal Fee \$ 2,650

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; or

\_\_\_\_\_ (contractor) paid by Tenant

L. **Pool/Spa:** To be maintained by:  Landlord;  Tenant;  N/A

M. **Repairs:** Emergency phone number for repairs: \_\_\_\_\_

Appliances or items that will not be repaired: **Washer, dryer (provided by tenant)** \_\_\_\_\_

N. **Special Provisions:**

- a. If tenant(s) paint any rooms, they must submit a request to landlord for color approval. If color is approved by landlord, the tenant(s) agrees to return the wall paint back to original color prior to move-out.
- b. Tenant(s) must change the A/C filter once a month.
- c. Tenant's consent is not required for Landlord to assign his/her rights and obligations under this lease. Tenant agrees that such an assignment by Landlord does not change or reduce Tenant's obligations under this lease. Tenant further agrees to execute any amendment to this lease necessary to effectuate the change of Landlord, provided such amendment does not change the Tenant or Landlord's obligations and rights under this lease.  
Tenant allows the owner to inspect the property once every 6 months.
- d. No subletting (lease the property to a subtenant),
- e. No modifications or installations of any fixtures or plumbing without prior written consent from landlord.

**SECURITY DEPOSITS**

Landlord may deduct reasonable charges from the security deposit for:

- a. Repair damages to the Property, include repainting, and all reasonable costs associated to repair the Property, but excluding normal wear and tear;
- b. Remove trash and clean the premises to meet Landlord’s re-rental standard, including but not limited to 1) clean, deodorize, exterminate, and maintain the Property; 2) clean up the front yard and back yards; pressure wash the exterior; and 3) returning the Property, including its landscaping, to a condition such that it meets the standards and guidelines set forth by the appropriate homeowner’s association;
- c. Unpaid or accelerated rent;
- d. Unpaid late charges;
- e. Unpaid utilities and utility expenses Landlord incurs to maintain utilities to the Property as required by this Lease;
- f. Unpaid pet charges;
- g. Replacing unreturned keys, garage door openers, security devices, or other components;
- h. The removal of unauthorized locks or fixtures installed by Tenant;
- i. Landlord's cost to access the Property if made inaccessible by Tenant;
- j. Missing or burned-out light bulbs and fluorescent tubes (at the same location and of the same type and quality that are in the Property on the Commencement Date);
- k. Packing, removing, and storing abandoned property;
- l. Removing abandoned or illegally parked vehicles;

**O. Assignment, Subletting and Replacement Tenant Fees:**

(1) If procured by tenant:  (i) \$ ; or  (ii) \_\_\_\_\_% of one month’s rent.

(2) If procured by landlord:  (i) \$ ; or  (ii) \_\_\_\_\_% of one month’s rent.

**P. Other:** \_\_\_\_\_  
\_\_\_\_\_

Tenant(s) Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant(s) Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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