

Tenant and Rental Criteria

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

3322 Sycamore Springs, Kingwood TX 77339

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. **Credit, Eviction and Criminal History:** Tenant to pay online for a full **credit report, eviction report and criminal background report** through www.MySmartMove.com and provide it to the Landlord with the tenant's Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the reports. If your application is denied based upon information obtained from these reports, you will be notified
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 3 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 3 months of bank statements and 1 year of tax returns.
4. **Other Income:** Including Child Support, Social Security or other will require 2 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. Applications must be received for all persons over 18 years or older that will occupy the property. If Landlord has to run credit and criminal checks, the fee for each applicant will be \$45.
7. **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.

8. **Other:** _____

Applicant's Initials _____

Landlord Initials _____

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

- A. Monthly Rent:** Due by 5:00 p.m. on the first day of the month.
- B. Late Charges:** Time at which late charges are incurred: **5:00 p.m.** on the **1st** day after the date on which rent is due.
1. Initial Late Charge: (a) \$ 25.00 (b) _____ % of one month's rent.
 2. Additional Late Charges: \$ 5.00 per day thereafter.
- C. Pets:** not permitted permitted with the following restrictions (*size, weight, number, type*): _____
with Landlord approval
- a. If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:
 - i. a pet deposit of \$ 250.00 in addition to the security deposit.
 - ii. the monthly rent to be increased by \$ _____.
 - iii. a one-time, non-refundable payment of \$ 250.00.
 - b. Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ 500.00; and b) \$ 10.00 per day thereafter.
- D. Security Deposit:** \$ _____ \$ 1,695
- E. Utilities:** All utilities to be paid by Tenant except: _____ None _____
- F. Guests:** Number of days guests permitted on Property: _____ 10 _____
- G. Vehicles:** Number of vehicles permitted on Property: _____ 2 _____
- H. Trip Charge:** \$ 25.00
- I. Key box:** Authorized during last _____ 30 _____ Days of lease: Early Withdrawal Fee \$ 1,695.00
- 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: _____ (281) 772-4381 _____
Appliances or items that will not be repaired: _____
- N. Special Provisions:** Rent is due by 5:00 on the FIRST day of each month. No smoking in house.
- O. Assignment, Subletting and Replacement Tenant Fees:**
(1) If procured by tenant: **n/a**
(2) If procured by landlord: **n/a**
- P. Other:**

Landlord(s) Signature and Date: _____

Tenant(s) Applicant Signature and Date: _____