



Tenant Selection Criteria

These criteria are provided in reference to the Property located at the following address:

977 Junell St, Houston, TX 77088

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. If your application is denied based upon information obtained from your credit report, 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 may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income may influence Landlord's decision to lease the Property to you.
4. **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.
5. **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.

APPLICATIONS MAY BE DENIED FOR ANY OF THE FOLLOWING REASONS

- Foreclosure or repossession
- Bankruptcy
- Delinquent past or present credit obligations
- Good rental history with no credit
- No rental or credit history
- Limited credit history
- Number of inquiries on credit report
- Collection action or judgement

- Garnishment or attachment
- Previous eviction or negative rental history
- Temporary or irregular employment
- Length of employment
- Insufficient income
- Payment Shock
- Excessive obligations in relation to income
- Unable to verify income
- Length of residence
- Temporary residence
- Unable to verify residence
- Unable to verify rental history
- Falsification of application
- Invalid social security number or other acceptable form of ID
- Failure to pay the application fee
- Incomplete application
- Criminal history involving violent crimes, sex offenses, domestic violence, and/or the possession/distribution of weapons or illegal substances. Exceptions may be considered based on the type and age of the offense; please provide details.
- Registered as a sex offender
- Information requested or missing not provided within 1 business day of request
- Inability for landlord to verify any information on application

Signing this acknowledgement indicates that you have had the opportunity to review the landlord's tenant selection criteria. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____