

eXp Realty Tenant Selection Criteria

Before you begin the application, please read through the information below. The application fee is NON-REFUNDABLE.

If there are multiple applications at one time, each application will be presented to the Landlord.

If important, you will want to double check any room measurements, specific schools and if specific utilities are provided to the property prior to signing a lease.

Information must be clear and concise and all documentation must be attached to the application. Please make sure you include names, phone numbers, emails and any other contact information for us to verify residency and employment.

Please take special note on requirements regarding income verification.

Pet Fees

No animals accepted!

General Animal Guidelines - (records may be required)

No animals accepted!

Application fee:

The application fee, as outlined in the listing, must be paid online via link sent from agent from www.mysmartmove.com. Failure to pay the application fee will result in automatic decline. The application fee is non-refundable once submitted.

When applying to rent a property, there are certain guidelines most landlords will consider. However, every landlord is different but these are general guidelines in which many landlords will base their decision.

Property Condition:

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

Tenant Selection Criteria:

1. Rental History:

Last two places of residency history must be provided in order to process your application. If you rented, Landlord contact information must be filled out.

2. Employment History:

Two years of consecutive employment history should be submitted along with proof of income of at least 3x the amount of rent. If you do not have employment history, please provide proof of income via bank statements showing deposits for at least the preceding three months, retirement or social security statements.

3. Property Condition:

eXp Realty Tenant Selection Criteria

You are accepting the property in an as-is condition. Requests for changes to the property must be submitted in writing with the application.

4. Deposits:

Applicant must submit security deposit either via payment online or in certified funds (checks will not be accepted for security deposits) and signed lease within 48 hours of acceptance of application. Failure to do so will result in cancellation of the application. If owner permits a pet, a pet deposit must be paid at the same time as security deposit.

5. Photo ID:

All persons 18 or older must submit a copy of their driver's license or other approved photo ID with the application.

6. Credit:

A credit report will be processed for each applicant 18 years or older

7. Criminal:

A criminal background check will be processed for each applicant 18 years or older.

The following conditions, although not guaranteed, are a general guideline only. Despite the following, a landlord may decline your application. Talk to your agent prior to submitting an application.

Foreclosure in the last 4 years
Double security deposit

Dismissed Bankruptcy within last 4 years
Double security deposit

More than 25% negative credit
Double security deposit

50% negative credit with good rental history
½ Additional Security Deposit

Good rental history with no credit
Co-signor and/or ½ additional security deposit

No rental or credit history
Up to double deposit and/or a co-signer

More than 75% positive credit, good rental history
Single security deposit

Eviction or negative rental history or rental debt in the last five years
Decline

eXp Realty
Tenant Selection Criteria

Falsification of application
Decline

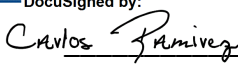
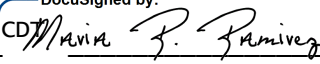
Invalid social security number or other acceptable form of ID.
Decline

Failure to pay application fee
Decline

Incomplete application
Decline

Criminal History
Criminal, Sex Offense, and Terrorist Database Check: We will check these databases for all occupants 18 and over. We do not rent to any person required to register as a sex offender. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving the possession/distribution of weapons or illegal substances are all grounds for denial of an application. An exception may be made for type and or age of offense, please provide details to the Property Manager.

Credit Score Calculation
Applicant/s with an average credit score less than 620 will be denied.
Calculating scores for combined applicants, we add the scores of all applicants and divide by number of applicants to get a median score.
Example: applicant 1 has a Vantage score of 700 and applicant number 2 has a Vantage score of 550.
Add 700 plus 550 for a total of 1250 and divide into two, which gives a median score of 625.

DocuSigned by:  05/31/24 | 12:57 PM CDT
DocuSigned by:  05/31/24 | 12:57 PM CDT
64937180416916409 Landlord Signature Date D46B2A110F16478 Landlord Signature Date

Tenant Signature Date

Tenant Signature Date

Certificate Of Completion

Envelope Id: 84FEAE6E046A4B8EBE782EA74C58332A	Status: Completed
Subject: Complete with DocuSign: Atascocita Vale Tenant Selection Criteria.pdf	
Source Envelope:	
Document Pages: 3	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Melissa Mims
Time Zone: (UTC-06:00) Central Time (US & Canada)	2009 Calumet St
	Houston, TX 77004
	melissa@mimshome.com
	IP Address: 12.184.218.22

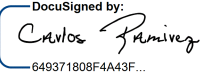
Record Tracking

Status: Original	Holder: Melissa Mims	Location: DocuSign
5/31/2024 12:35:24 PM	melissa@mimshome.com	

Signer Events

Carlos Ramirez
 info@ramirezroofing.net
 President
 Ramirez Roofing & Siding Inc.
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 649371808F4A43F...
 Signature Adoption: Pre-selected Style
 Using IP Address: 99.24.32.201

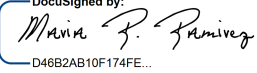
Timestamp

Sent: 5/31/2024 12:36:43 PM
 Viewed: 5/31/2024 12:56:51 PM
 Signed: 5/31/2024 12:57:01 PM

Electronic Record and Signature Disclosure:

Accepted: 5/31/2024 12:56:51 PM
 ID: 4e682aac-9577-44d3-8f5f-e1502e9bbf35

Maria R. Ramirez
 rarosi@sbcglobal.net
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 D46B2AB10F174FE...
 Signature Adoption: Pre-selected Style
 Using IP Address: 99.24.32.201

Sent: 5/31/2024 12:36:43 PM
 Viewed: 5/31/2024 12:57:48 PM
 Signed: 5/31/2024 12:57:53 PM

Electronic Record and Signature Disclosure:

Accepted: 5/31/2024 12:57:48 PM
 ID: b44b0d6e-880b-435b-af70-c8310aea996d

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/31/2024 12:36:43 PM
Certified Delivered	Security Checked	5/31/2024 12:57:48 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	5/31/2024 12:57:53 PM
Completed	Security Checked	5/31/2024 12:57:53 PM

Payment Events	Status	Timestamps
-----------------------	---------------	-------------------

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Dwellings Houston (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Dwellings Houston:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: melissa@mimshome.com

To advise Dwellings Houston of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at melissa@mimshome.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Dwellings Houston

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to melissa@mimshome.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Dwellings Houston

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to melissa@mimshome.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Dwellings Houston as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Dwellings Houston during the course of your relationship with Dwellings Houston.