

## Tenant and Rental Criteria

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

**12423 Invery Reach Drive**

**(Street Address)**

**Humble, Texas 77346**

**(City,State,Zip).**

**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 2 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent paystubs. If self-employed, Landlord will require 3 months of bank statements and 2 years of tax returns.
4. **Other Income:** Including Child Support, Social Security or other will require 6 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 fee for each applicant is 85.00.**
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:**

**Trash pickup is on Mondays and Recycled trash pickup is on Thursdays. Tenants must place trash bins out on appropriate days of collection and place them in the garage or behind the fence, per HOA rules. All HOA fines/violations will be the responsibility of the tenant, failure to pay/comply will result in lease termination.**

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

A. Monthly Rent: 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) \$ 100.00  (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*): \_\_\_\_\_

(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 \$ 500.00 ;

and b) \$ 25.00 per day thereafter.

D. Security Deposit: \$ ; 3500.00

E. Utilities: All utilities to be paid by Tenant except: N/A

F. Guests: Number of days guests permitted on Property: 5

G. Vehicles: Number of vehicles permitted on Property: 5

H. Trip Charge: \$ 75.00

I. Key box: Authorized during last 45 Days of lease: Early Withdrawal Fee \$ 150.00

J. Inventory and Condition Form: To be delivered within 3 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;

M. Repairs: Emergency phone number for repairs: Edinson Property Management 713-970-1038

Appliances or items that will not be repaired: N/A

N. Special Provisions: All renters are required to obtain rental insurance and provide proof of insurance within 30 days of the executed lease agreement.

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: No smoking of any kind inside or outside them home.

Landlord(s) Signature and Date:

*Royale Williams*

dotloop verified  
05/20/24 10:12 PM CDT  
AA8P-VTZB-TM3D-EPWO

*Regina Williams*

dotloop verified  
05/20/24 9:44 PM  
DGVV-H3BM-UFR9

Tenant(s) Applicant Signature and Date:

\_\_\_\_\_