

# RENTAL CRITERIA

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

1213 Nelson Falls Dr (Street Address)

Houston, TX 77008 (City, State and Zip Code)

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. Only Applicants that are 18 years old or over will be considered.

## 1 Residential Lease Application

Provide a complete and signed TAR Residential Application for each Applicant.  
Provide a clear and readable Social Security Card or ITIN Letter copy for each applicant.

## 2 Identification

Provide a clear, readable and non-expired Driver's License, ID or Passport copy for each applicant.

## 3 Income

Income must be 3 times the rent.

Landlord requires the following documentation:

If **W2** (Employed by a company):

1 most recent paystub.

1 year of most recent Income Tax Returns.

1 most recent Bank Statement (has to show funds)

If **1099** (Self-Employed):

3 months worth of most recent Bank Statements

1 year of most recent Income Tax Returns.

If **other type of income** is received, provide:

6 months' worth of Bank Statements showing deposits and related letters depending on the type of income

## 4 Rental History

Landlord will verify your previous rental history using the information provided on the Lease Application.

## 5 Credit History

Landlord will obtain a Credit Report.

**Minimum Credit Score Required:** 640

## 6 Criminal & Eviction History

Landlord will perform a criminal and eviction check on potential Tenants.

## 7 Assets

Landlord requires proof of funds needed to cover rent, deposit, and/or any additional months of rent paid in advance. Tenant to provide a copy of their latest bank statement.

## 7 My Smart Move

E-mail ALL documents listed above and each Applicant's E-mail address to:  
**VALERIA@HOMEEXPERTSTEAM.COM**

[mysmartmove.com](http://mysmartmove.com)

The Landlord will verify the information provided by the Tenant(s). These criteria constitute grounds upon which the Landlord will be **basing the decision** to lease the property to you. Based on the information/documentation you provide, Landlord may approve, deny, your application or may request additional information/documents.