

Tenant Selection Criteria

Landlord for the property located at [1835 Fall Meadow Dr, Missouri City, TX 77459](#) hereby provides to an applicant his tenant selection criteria and grounds for which an application may be denied, including the applicant's;

- Current Income
- Previous Rental History
- Credit History
- Criminal History
- Failure To Provide Accurate Or Complete Information On The Application Form

Income: Applicant's monthly gross income should be equal to or greater than 3 times property's rental rate. Documents such as pay stubs, W-2s, bank statements, 1099s, etc., are required to be submitted along with an application. A Request For Verification Of Income will be sent to the employer for verification. Any significant differences between data on application and verification could result in denial of the applicant. Self-Employed applicant's tax returns and bank statements will be compared to application.

Previous Rental History: Rental verification will go back 2 years. If you own a home, bank records showing monthly mortgage payments should be furnished to verify payments. Any significant differences between data on application and verification could result in denial of the applicant.

Credit History: Sugar Valley Realty will obtain a copy of your credit report. There is not a minimum credit score. Items on the credit report that may result in a denial include, but are not limited to, excessive collections, bankruptcies, repossessions, evictions, foreclosures, multiple addresses in one year, and addresses that are not on the application.

Criminal History: The National Criminal History database will be used for this investigation. Felonies are grounds for denial. Landlords may also deny applicants with criminal histories that occurred within the last 5 years.

Failure To Provide Accurate Or Complete Information On The Application Form: Please complete all applicable blanks on the application form. An attempt may be made to point out missing information. If a revised application with missing information is not submitted in one (1) day, the application could be denied. Pets are allowed, on a case-by-case basis, except dogs from breeds with violent tendencies and those over 50 lbs.

ACKNOWLEDGEMENT: **Signing this document 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 Printed Name