

Tenant Selection Criteria

Real Estate Agents are not permitted to give legal advice. Bridgecrest Properties does not engage in property management, and does not represent or warrant that this Sample addresses all items that should be addressed in your tenant selection criteria form. This Sample is provided to assist landlord or landlords' attorney in creating a tenant selection criteria form suitable to landlord in compliance with Section 92.3515 of the Texas Property Code, The Fair Credit Reporting Act, 15 U.S.C.A, Section 1681, Chapter 41, and any other applicable laws:

Texas Property Code Section 92.3515 requires you to make available, upon request from a prospective tenant, a copy of your tenant selection criteria and the grounds for which a rental application may be denied. Failure to make a copy of the tenant selection criteria available to an applicant who is rejected could result in the landlord's forfeiture of any application fee and application deposit.

The Federal Fair Credit Reporting Act requires a landlord to provide certain information to an applicant who is rejected based upon information the landlord obtained from the applicant's Credit Reporting Agency report (credit report). That information includes the agency from which the information was obtained, and the agency's contact information. In order to comply with that requirement, you may use TAR Form 2212, "Adverse Action Notice and Credit Score Disclosure", or an equivalent form.

Tenant Selection Criteria

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

Street Address 211 Hawks View Dr. City La Marque, TX, Zip 77568

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. **Identification:** All proposed occupants over 18 years old must provide a copy of current drivers license, state issued ID, or passport.
2. **Income:** Income must be at least 3 times the monthly rental amount and the ability to verify the stated income may influence Landlord's decision to lease the property to you.
3. **Employment:** Verifiable employment history for the past 2 years and paycheck stubs for most current 30 days. If self-employed, retired, or not employed provide signed tax returns for past 2 years, W-2's, bank statements. If military provide copy of your LES
4. **Residency:** Verifiable residential history for the last 2 years whether you currently own or rent.
5. **Credit History:** Landlord may obtain a Credit Reporting Agency report (credit report) in order to verify your credit history, and will not accept credit scores below 650 (350-550 low, 551-620 med, 621-720 high, 721-850 very high). A discharged bankruptcy may be acceptable with additional explanation and documentation. Landlord's decision to lease the property to you may be based upon other information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified.
6. **Criminal History:** Landlord may 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
7. **Evictions:** Landlord may obtain a prior eviction search. Landlord's decision to lease the property to you may be influenced by information obtained from that report.
8. **Smokers Permitted:** Yes No
9. **Occupancy:** The total number of tenants and occupants may not exceed two (2) persons per bedroom.
10. **Pets:** No Yes Case by Case If pets are allowed they will be limited to the number and size of pets, but no pets are permitted that have a violent tendency, including but not limited to: Pit Bulls, Staffordshire Terriers, Dobermans, Rottweilers, Chows, or any similar breed or mixed breed.
11. **Liability Insurance if pet is permitted:** Yes No If yes, minimum amount required N/A.
12. **Renters Insurance Required:** Yes No
13. **Applicants will be denied for the following or similar reasons:** False, inaccurate, or incomplete applications; Evictions, judgments related to rental residency, tax liens, unpaid child support, current bankruptcy proceedings; Sex offenses, physical or violent crimes, domestic violence, multiple felonies; found on terrorist database.
14. **Applicants may be denied or required to pay additional deposit or rent** for the following or similar reasons: Insufficient verifiable income, excessive late or NSF rent payments, broken leases, property damages, unpaid rent, mortgage not current, foreclosures, credit scores under 550 or no credit score, excessive credit collection balances, slow pays, drug related offenses, etc.

Norman C. Forster 6-24-24
Owner/Landlord Signature Date
Forster Properties, LLC

Tenant Signature Date

Owner/Landlord Signature Date

Tenant Signature Date