

Tenant Selection Criteria
22103 Birch Valley Drive, Katy, Texas, 77450

TENANT SELECTION CRITERIA

These criteria are being provided in reference to the Property located at the following address:
22103 Birch Valley Drive, Katy, Texas, 77450

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.

Applications: All prospective tenants 18 years old or older (including spouse if married) must provide a signed and completed application. A background check and rent and employment history will be run on each individual adult applicant. A copy of a government picture ID and a non-refundable application fee must accompany each application.

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 may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income may influence Landlord's decision to lease the Property to you.
4. **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.
5. **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.
6. **Pets:** Maximum number of pets 2 please provide pictures with application.
7. **Procedures for Notifying Applicant(s) of Approval or Disapproval:** Applicant(s) shall be disapproved if we are unable to verify income, rental, credit, or criminal history. False, incomplete, or misleading statements or omissions on the application(s) will result in disapproval of the rental applications(s). We will notify you by email or phone listed in your application whether you've been approved within seven (7) days after we have received a completed application. Your application will be considered "disapproved" if we fail to notify you of your approval within seven (7) days after we have received a



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completed application. You must not assume approval until you received actual notice of approval. At the property owner's sole discretion some requirements may be waived if the prospective tenant pays a significantly higher security deposit and/or a special situation exists regarding a requirement that is not met. The amount and/or final determination will be made by the owner and will depend on each individual situation.

- 8. **Other:** Upon move-in, Tenant will sign the one blank Inventory and Condition form and have 7 days to complete, sign and return a second Inventory and Condition Form to Landlord. If the second form is not returned within 7 days, the first signed blank form will go into the Tenant's file. Tenant pays for any maintenance and/or damage to the property. Refundable deposit(s) will be refunded at the end of the lease, minus expenses for damaged or missing items. Early termination of the lease may cause loss of deposit(s). If prospective lease holder(s) does/do not satisfy the credit criteria (but not to the point of disqualification), an additional security deposit in the amount of the standard security deposit will be required.
- 9. **Acknowledgment:** You declare that you have read and had explained to you the information in this TENANT SELECTION CRITERIA document.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Landlord:


Date: _____