

**TENANT SELECTION CRITERIA**

Pursuant to 92.3515 of the Texas Property Code, these Tenant Selection Criteria are being provided to you and 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 (including, but not limited to, requiring a co-signer or an additional deposit). If your application is denied based upon information obtained from your credit report, you will be notified.

1. **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.
  
2. **Previous Rental History**. Landlord may verify your previous rental history using the information provided by you on the lease application. Your failure to provide the requested information, providing 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 may obtain a credit report and check 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**. Your failure to provide accurate information in your application or your providing of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.
  
6. **Other. Gross Monthly Income > 3x Monthly Income, Credit 700+, No Prior** \_\_\_\_\_

**Evictions/Previous Criminal Record.** \_\_\_\_\_

By signing the acknowledgement below, you indicate you have had the opportunity to review the Landlord's tenant selection criteria. The tenant selection criteria may include the factors listed above. 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.

ACKNOWLEDGED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_, Applicant

Printed Name: \_\_\_\_\_

By: \_\_\_\_\_, Applicant

Printed Name: \_\_\_\_\_

This form was prepared by Allison Johanson of Martha Turner Sotheby's International Realty for use as guidance in a lease transaction. No customer or client should rely solely upon this form and it is not intended to provide legal advice. Customers and clients are urged to consult counsel for legal advice to confirm appropriate tenant selection criteria.