



Tenant Selection Criteria

This tenant selection criteria are being provided by the Landlord only in reference to the Property located at the following address: 6335 Pineshade, Houston, Tx 77008.

Pursuant to Property Code Section 92.3515, this Landlord's Tenant Selection Criteria is 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. FULLY COMPLETED Texas REALTORS® Lease Application for ALL applicants 18 years and older Anticipated Move-in Date (make sure move-in date is filled). **Once all lease docs have been received by landlord's agent, each applicant (18 years or older and with separate email addresses only) will receive an email from: MySmartMove requesting them to register for free and complete application and payment process securely online (\$ 55 per applicant).** Landlord will check credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report and possible interview with the prospective applicant. If your application is denied based upon information obtained from your credit report, you will be notified.

2. Current Income: Landlord will ask you prove your income as stated on your Lease Application. Paycheck stubs or tax returns are normally acceptable. Depending upon the rental amount of 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. Landlord wants to see 3 times the rent rate in total monthly gross or net income.

3. Criminal History: Landlord will require 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.

4. 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 landlord may influence Landlord's decision to lease the Property to you.

5. Once approved, we will need the security deposit (one month's rent) to take the home off the market. This must be done within 24-48 hours of being approved by the Landlord. To receive the keys, we will need the first month's rent and a fully executed lease. The keys will be given at move-in day.

6. Landlord will use Texas REALTORS® Residential Lease (TXR - 2001).

7. 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.

Landlord Requirements:

A. Monthly Rent: \$ 3,400 Due on the first day of the month during the term of the lease.

B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the day after the date on which rent is due.

(1) Initial Late Charge: \$100

(2) Additional Late Charges: \$50 per day thereafter.

C. Animals:

Are Not Permitted

Are permitted with the following restrictions (size, weight, number, type): **Case by Case depending on type, breed, size, & history**

(1) Landlord requires the tenant to sign an animal agreement and requires an animal deposit of \$ TBD in addition to the security deposit and the monthly rent to be increased by \$ TBD per month.

(2) Animal violation charges (whether animal is permitted or not permitted): (a) an initial charge of \$ 350 and \$ 50 per day thereafter.

D. Security Deposit: \$ \$3,400

E. Utilities: All utilities to be paid by Tenant except: NA.

F. Guests: Number of days permitted on Property: NA.

G. Vehicles: Number of vehicles permitted on Property: .

H. Trip Charge: \$.

I. Key box: Authorized during last 45 days of lease.

J. Inventory and Condition Form: To be delivered within 3 days of signing the lease.

K. Yard: To be maintained by Tenant.

N. Special Provisions: _____

- **No Smoking in the house**

Signature of Applicant(s): _____ Date:

_____ Date:

Signature of Landlord: Date:

Alex McDonald 07/03/2024 Date: