

## Tenant Selection Criteria

**Pursuant to Texas Property Code section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria is being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant.**

**1. Current Income:** Landlord will ask for verification of income as stated on the Lease Application. Based upon the rental rate, the Landlord will require verifiable, sufficient income to lease the property to you.

**2. Credit History:** Landlord will obtain a Credit Report and verify your credit history. The Landlord's decision to lease the property may be based upon information obtained from this report.

**3. Criminal History:** Landlord will obtain a criminal history check on all applicants 18 years of age and older who are applying for the property. Landlord's decision to lease property may be based on this report.

**4. Rental History:** Landlord will contact and confirm your previous rental history. Landlord's decision to lease you the property may be influenced by the information provided to us by your previous landlord.

**5. Applicant Information:** Must be Factual: Failure to provide accurate information on the application will be considered by Landlord when making the decision to lease the Property.

**6. General:** Landlord may have specific criteria that pertains to a specific property. You will be notified if this is the case. Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria will include factors such as criminal history, credit history, current income, and rental history. 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: \_\_\_\_\_

**This form must be signed, dated, and returned by each applicant  
along with the completed application.**



**Leasing Guidelines Requirements**

**Requirements in order to proceed with the application on this property:**

1. All occupants 18 years of age and older must fill out an application.
2. Applications are to be submitted with a \$35.00 application fee per adult. Applications will not be processed until the application fee is paid. The application fee is non-refundable.  
\*Application fees may be paid by money order, cashier's check or cash.
3. Each occupant over 18 years of age must provide a valid photo I.D.
4. We will run a background check on each applicant, which includes credit and criminal history, current and previous employments, and previous tenant history. This process can take 2-3 business days, if accurate information is provided
5. Whether your employer can or cannot be reached to confirm your employment, you will need to submit your most recent pay stubs. If you are self-employed, one or more previous year's tax return and/or banking information will need to be submitted.
6. No Pets.
7. You must specify your preferred move-in date on your application. Approval Process:

**Approval Process:**

8. In order to be approved for the rental, the following items must be verified and deemed acceptable:

- credit and criminal background checks
- previous and current employment and income.
- tenant history
- Income requirements - 3x the rental amount, per month.

9. You will be notified of approval or denial by your rental agent.
10. The lease agreement will be signed after final acceptance.
11. You are required to setup your utilities so that the start date is the date of your move-in.
12. Please note the rental property will continue to be marketed and will continue to be shown until all funds are received by manager/owner and the lease has been signed by all parties.

