

**NOTICE AND ACKNOWLEDGMENT OF
TENANT SELECTION CRITERIA**

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

22111 Imperious Pkwy (Street Address)
HOUSTON, 77073 (City, State, Zip)

Pursuant to Texas 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. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for other applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

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. **Other:**
 - a. Landlord DOES allow any pets on the property
 - b. This is a NO SMOKING property. Landlord does not allow any form of smoking on the property (within the house or outside on the grounds), including but not limited to cigarettes, electronic and water vapor cigarettes, cigars, pipes, water pipes, bonds, hookahs or any other smoking device.
 - c. Insurance: Landlord requires the tenant to obtain Liability Insurance in the amount of _____ (at a minimum) and to provide proof of insurance to the Landlord prior to tenant receiving keys to the Property. Landlord also requires Tenant to list Landlord on the policy as an Additional Interest, this allows the insurance company to notify Landlord if the insurance coverage has been canceled or lapses, as well as allowing the insurance company to send the Landlord annual proof of Insurance.

By signing below, you are indicating that you have had the opportunity to review Landlord's tenant selection criteria set forth above. The tenant selection criteria may 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 Name: _____ **Applicant Signature:**
Date: _____

Applicant Name: _____ **Applicant Signature:**
Date: _____