

**Arthur L. Gerhart**

**713-829-5436**

***Prospective Tenant Screening Criteria***

If you wish to apply as a tenant, you must be 18 years of age or older, pay a **non-refundable** application fee of \$50.00 and provide a copy of a government-issued photo-ID.

**Income criteria**

- Your gross monthly income must be 3 times the gross monthly rent.
- Employment must be verifiable for the past 2 years.
- Copy of signed tax return, paycheck stubs, W-2, or other documents to prove your ability to pay rent must be provided.
- Copy of Leave and Earnings Statement (LES) if you are a military member.
- Credit scores below 525 may require additional security deposits.

**Residency and background criteria**

- Residency history for the past 2 years must be verifiable.
- We will obtain a copy of your credit and criminal history
- There may be no more than 2 tenants per bedroom.

**Pets**

Cats and or dogs are accepted on a case-by-case basis. We do not lease to anyone with inherently dangerous animals or any animal that has a history of biting or attacking humans. This includes but is not limited to venomous snakes, Pit Bulls, Rottweilers, Dobermans, Husky, Alaskan Malamute, Great Dane, Saint Bernard, Akita, Wolf Hybrids, Chows or any crosses of these dogs.

**Reasons for application denial**

- Application with false, inaccurate, or incomplete information.
- Litigations involving rental residency or past evictions.
- Tax liens, unpaid child support.
- Current bankruptcy.
- Felony convictions within 3 years.
- Physical crimes, violent crimes, domestic crimes, or sex offenses.
- Presence on sex offender database or terrorist database.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. 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.

I have read and understand the tenant screening criteria. I understand the criteria are set by the property owner and can change at any time without notice.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date