

TENANT SELECTION CRITERIA

Bharati Goyal, Owner/Landlord

These criteria are provided in reference to the property located at the following address:  
13034 Thorn Valley Ct | Tomball, TX 77377

Pursuant to Texas Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which the Landlord/Owner/Property Manager/Landlord’s Agent 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. 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 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 provide written verification of 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, 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. Income:** Tenant must provide written proof of gross monthly income of at least three times the monthly lease amount.

I/We have read and understand the guidelines and conditions outlined in these criteria.

\_\_\_\_\_  
Tenant Signature Date

\_\_\_\_\_  
Tenant Signature Date