



A+ Property Management

"Services you can rely on... 24/7"

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Tenant Selection Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following information provides the basis on which the Landlord will make the decision to lease the property. If your application is denied based on the information obtained from your credit report and rental history, you will be notified via email.

1. **Credit History:**

- i. We will not accept a consumer-provided report
- ii. We will obtain credit report.
- iii. Application fee is \$50.00/application anyone over the age of 18.
- iv. Credit score must be a minimum of 620.
- v. A copy of credit report will not be provided - in case of denial.

2. **Criminal History:**

- i. Criminal record and Sexual offender database will be pulled from State resources
- ii. Applicant convicted of a crime or sexual offender will be denied.

3. **Previous Rental History:**

- i. Rental verification will be obtained from previous Landlord.
- ii. Please provide previous Landlord contact information.
- iii. Applicant failure to provide requested information will be denied.

4. **Current Income:**

- i. Gross monthly income needs to be at least **THREE** times the monthly rent.
- ii. Please provide proof of any additional income like child support or social security or disability incomes.

5. **Failure to Provide Accurate Information:**

- i. Make sure application is complete and readable.
- ii. Failure to provide accurate information in your application will be denied.

Applicant

Date

Applicant

Date

Agent Representing Applicants Date