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Tenant Selection Criteria & Requirements:

A separate fixed amount of \$250 month will be charged for electricity, water & trash ONLY
A nonrefundable deductible will be charged Of \$100 to fix any appliances (microwave, stove, dishwasher, refrigerator, disposer, washer & dryer)

All occupants eighteen 18 years of age or older must:

• Fill out an application and pay a non-refundable application fee \$50

• Submit copies of photo identification

• Gross monthly income for all tenants should be at least 3x the monthly rental amount. Please provide supporting documents (most recent pay-stubs, bank statements, tax returns)

• Provide employment history for at least one year

• Verifiable residence history of at least three years

• Credit history (min. credit scores might be requested by landlord) and background check will be performed.

Most landlords used mysmartmove.com

• Deposits: Are equal to one month's rent. In some cases, a higher deposit might be required depending on credit history.

• Pet Deposits: NO PETS (Inside or Outside)

• Applicants will be denied for the following or similar reasons: False, inaccurate or incomplete applications; previous evictions, judgements related to rental residency, tax liens, unpaid child support, felony convictions and out of prison or jail less than five (5) years, multiple felonies, physical or violent crimes, domestic violence, sex offenses; and/or appearance on any sexual offender database.

• Applicants may be denied or required to pay additional deposit for rent for the following or similar reasons: insufficient verifiable income, excessive late of rental payments, broken leases, property damages, unpaid rent, excessive credit collection balances, etc.

• Tenant is not allowed to change any locks, fixtures or paint without the owner's approval.

Application & Acceptance Procedure:

• Property needs to be seen before submitting application

• Prospects should complete "Residential Lease Application" (TXR-2003 form)

• Submit all supporting documents (ID, pay-stubs, bank statements, landlord referrals)

• Landlord/Listing agent will review application with all supporting documents, if they decide to process the application, a link to www.mysmartmove.com will be sent to each occupant 18+ for credit & back ground check. If everything looks good, prospect will be approved and a "Residential Lease Agreement" will be prepared.

• Upon signing the "Residential Lease Agreement", tenant should be ready to provide cashier's check for the full deposit amount • Rent will be paid according to date set on Residential Lease Agreement

• Inventory Condition form should be completed, signed & returned no later than 10 days after moving In.

• Please have applicant sign and date Tenant Selection Criteria and returned with application.

Tenant Signature

Date