ENGEL&VÖLKERS®

Tenant Selection Criteria

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

2333 Bering, 138, Houston, TX 77057

(Street Address)

Under 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. You will be notified if your application is denied based on information obtained from your credit report.

1. **Previous Rental History:** The Landlord will verify your current & previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate data, or information learned upon contacting the previous landlord may influence Landlord's decision to lease the Property to you. If you lease from an individual, the landlord **WILL** require canceled checks or bank statements to prove rental history. **Hand-written receipts are NOT acceptable.** No rental history or recent rental history is an automatic higher deposit.

2. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount requested for the Property, the sufficiency of your income and the ability to verify the stated income may influence the Landlord's decision to lease the Property to you. The landlord wants to see **3 times** the rent rate in total monthly income.

3. **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 will be based upon information obtained from this report. You will be notified if your application is denied based on data obtained from your credit report.
   - Credit Score 600 plus - 1-month security deposit – **if rental and income meet criteria**
   - Credit Score 550-599 - 1.5-month security deposit – **if rental and income meet criteria**
   - Credit Score 500-549 - 2-month security deposit – **if rental and income meet criteria**
   - Credit Score N/A - 2 months security deposit – **if rental and income meet criteria**

   Bankruptcies Chapter 7, credit scores under 500, and Judgments from previous landlords are automatically denied. This includes owing money to a previous landlord.

4. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. The landlord's decision to lease the Property to you may be influenced by the data contained in the report.

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 the Landlord when deciding to lease the Property to you.

6. **Pets:** All animals must go through a pet screening process. Some pets may require liability insurance. A picture of each pet is required with the application.
7. **Renter's Insurance** is required, naming the landlord as additional insured.

Applicant	Date	Applicant Representative	Date
Applicant	Date		