



LANDLORD'S TENANT SELECTION CRITERIA

Provided in accordance with Texas Property Code Section 92.3515

The following outlines the criteria used to approve or deny a lease application. All individuals 18 years or older who will occupy the property must submit an application. Please note that the application fee is non-refundable.

1.- Credit History

- A credit report provided by the applicant will not be accepted.
- The listing agent will obtain a credit and background report.
- A minimum credit score of 625 is required.
- Applicants must have no evictions and a positive rental history
- If an application is denied, a copy of the credit and background report will not be provided. Instead, the applicant will receive an "Adverse Action Notice and Credit Score Disclosure" (TXR-2212).

2.- Income Requirements

- The combined monthly income of all applicants must be at least three (3) times the rent amount.
- Proof of income is required.

3.-Rental History

- Written verification will be obtained from previous landlords.
- Applicants must provide a rental history for the two (2) preceding years.

4.-Criminal History

- A background check will be conducted, including criminal, sex offender, and terrorist databases.
- Applications will be denied for records of violent crimes, sex offenses, or terrorist activities.

5.- Accurate and Complete Information

- Applications must be 100% complete and legible.
- Applicants must provide valid email addresses and phone numbers for their employers and landlords.

Additional Guidelines

- Proof of Income:** Applicants must submit the three (3) most recent pay stubs.
- Application Fee:** \$75.00 per applicant, payable before verification begins.
- Pet Policy:** A \$500.00 pet deposit is required per pet. Acceptance is on a case-by-case basis; vicious breeds will not be allowed. A photo of the pet must be submitted with the application.
- Renter's Insurance:** Applicants must provide a renter's insurance policy naming the property owner as an additional interest. The policy must include \$300,000.00 in liability coverage.
- Administrative Fee:** A one-time \$150.00 fee is required if the application is approved.

By signing this acknowledgment, you confirm that you have reviewed and understand the landlord's tenant selection criteria.

Applicant

Applicant

