



Tenant Selection Criteria

These accompanying tenant selection criteria are being provided by the Landlord only in reference to the Property located at the following address: _____
2202 Crossmill Lane, Katy Tx 77450.

Upside Real Estate, Inc. fully complies with the Federal Fair Housing Act and the Fair Credit Reporting Act. We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, age, sexual orientation, or gender identity. We also comply with all state and local fair housing laws.

Pursuant to Property Code Section 92.3515, this Landlord's Tenant Selection Criteria is being provided to you. The following constitute grounds upon which Landlord 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. A FULLY COMPLETED Texas REALTORS® Lease Application Form (TXR-2003) is required for ALL potential occupants 18 years and older—anticipated Move-in Date (make sure the move-in date is filled). **Once applications and supporting documents (see list below) have been received by landlord's agent, each applicant (18 years or older and with separate email addresses only) will receive an email from: Zip Report.com requesting them to register for free and complete the application and payment process securely online (\$ 30.00 per applicant).**

2. **Current Income**: Landlord will ask you to prove your income as stated on your Lease Application. **Landlord requires 3 months' pay stubs, 2 years W2's or for self-employed 2 years' tax returns from a CPA, and two months' bank statements. Landlord requires a minimum income of 3 times the rent rate in total monthly gross or net income.**

3. **Criminal History**: Landlord will require a criminal history check on you to verify the information provided by you on the Lease Application. Verification of local and national criminal databases for all occupants 18 years of age and older will be performed. **Criminal backgrounds involving sex offenses, violent crimes, prostitution, domestic violence, or possession of weapons or illegal substances may be grounds for denying an application.**



4. 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 the previous landlord may influence Landlord's decision to lease the Property to you. **Applications without full contact information, including phone and email addresses for current and previous landlords will be declined.**

5. Employment Verification: Landlord will verify your current employment and salary history using Form (TRX-2219). **Failure to provide the correct contact information, including Name, Address, Phone Number, and Email for the employer, will result in the application being declined.**

6. Credit: **Landlord requires a FICO Score of 620 or better.** With No collections or Charge Off's in the last 5 years, No Bankruptcies, and No Delinquent or Past Due Accounts. Landlord will take verifiable income and reported debt into account when making the decision to lease the property.

7. 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.

8. Landlord will use Texas REALTORS® Residential Lease (TXR - 2001).

Summary Required Documentation and Rental Criteria

Fully Completed Applications for every occupant over the age of 18

Income 3x Rent, No Criminal History, Good Rental References from Prior landlords.

FICO Score of 620 or better. Documents needed: Fully Completed TREC Application, 3 months' pay stubs, 2 years W2's or for self-employed Tax returns from CPA, and 2 months' bank statements.



Landlord's Lease Terms:

- A. Monthly Rent: \$ 2600, due on First day of the Month.
- B. Late Charges: incurred 11:59pm on the 3 day after rent due.
 - 1. Initial Late Charge \$ 150
 - 2. Additional late charge : \$ 50 per day thereafter.
- C. Animals: X Permitted Not Permitted
 - 1. If animal is permitted, landlord requires tenant to sign animal agreement that requires.
 - a. Pet deposit of \$ 500
 - b. Monthly Rent Increase by \$ 35-50 Or
 - c. One Time, non-refundable payment of \$ 400
 - 2. Animal violation charges (whether the animal(s) is/are permitted or not permitted):
 - A. an initial charge of \$ 500 and \$ 100 per day thereafter.
- D. Security Deposit: \$ 2600
- E. Utilities: All utilities to be paid by Tenant except: none.
- F. Guests: Number of days permitted on Property: 14.
- G.. Vehicles: Number of vehicles permitted on Property: 4.
- H. Trip Charge: \$ 85.
- I. Key box: Authorized during last 45 days of lease.
- J. Inventory and Condition Form: To be delivered within 7 days of signing the lease.
- K. Yard: To be maintained by Landlord; X Tenant; A Contractor Chosen and Paid by Tenant or : Contractor Paid by Tenant
- L. Pool Spa: To be maintained by: Landlord; Tenant; A Contractor chosen and paid by the Tenant or



M. Repairs: Emergency Phone Number _____

Appliances or items that will not be repaired: _____washer/dryer_____

N. Special Provisions: _Smoking on Premises is grounds for immediate termination of lease and eviction. No Airbnb, Subletting, Assignment, or Short Term Rentals. Tenant Responsible For the first \$85 of ALL Repairs.

O. Assignment, Subletting, and Replacement Tenant Fees:

Assignment, Subletting and AIRBnB is strictly prohibited.

P. Other: _____

Signature of Applicant(s): _____ Date:

_____ Date:

Signature of Landlord: _____ Date: