TENANT SELECTION CRITERIA

The following selection criteria are being provided to you pursuant to the Texas Property Code Section 92.3515. The following information provides the basis on which the landlord will make the decision to either accept or not accept an applicant.

1) Credit history
   a) Will not accept a consumer-provided report
   b) We will obtain credit report. You cannot provide this as it will not be accepted
   c) Credit score must be a minimum of 625
   d) In case of denial for credit, a copy of the credit report will NOT be provided

2) Current income
   a) Gross monthly income needs to be at least three (3) times monthly rent
   b) If SSI or Child Support is claimed as income, proof must be furnished, or it cannot be considered.

3) Previous rental history
   a) Written verification will be obtained from previous landlord(s).
   b) Need rental history for two (2) years

4) Criminal history
   a) Criminal record will be pulled from State resources
      1. Applicant with record of violent crime(s) will be denied.
   b) Sexual offender database will be pulled from State resources
      1. Applicant convicted for crimes of a sexual nature will be denied.

5) Failure to provide accurate information.
   a) Ensure application is complete and readable
   b) Must provide either email address or phone number for verifications from employer(s) and landlord(s)

ADDITIONAL GUIDELINES

1) Application fee of approximately $50.00 for each person over the age of 18 to live in house. Screening done via MySmartMove.com and/or RentSpree.com. Tenant responsible for fees upon submission.

2) Maximum number of residents allowed will be the total number of bedrooms in property plus one (1).

3) Rent is due on the 1st of the month and late after the 3rd. This does not change due to weekends or holidays. Late fees will be assessed for payments not received by 5:00 PM on the 3rd.

4) Need actual move-in date. Do not use “ASAP.”

5) If landlord accepts dogs, the following breeds WILL NOT be accepted: American Bulldog, Staffordshire Terrier (Pit Bull), Chow, Doberman, Rottweiler, Wolf Hybrid. Prospective tenant must furnish a photo of animal.

6) Tenant must have the carpet professionally cleaned upon move out (show proof with receipt) or that amount will be withheld from deposit.

7) Tenant will be assessed all charges related to filing for eviction. The current cost for serving 3-day vacate notice is $75.00 and the eviction fee is $250.00.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord’s tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

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Applicant signature Date

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Applicant signature Date