



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 lease applications. 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 \$200.00 fee is required if the application is approved.

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

Applicant

Applicant