

Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following criteria constitute the grounds upon which the Landlord will base the decision to lease the Property.

1. Complete Application & Screening

- **Application Required:** A fully completed and signed Texas REALTORS® Residential Lease Application (TAR-2003) is required for all applicants aged 18 and older.
- **Anticipated Move-In Date:** Must be specified on the application.
- **Screening Fee:** Once all initial documents are submitted, each applicant (18+) will receive an email via RentSpree to complete a credit, criminal, and eviction background check. The non-refundable fee is \$50 per applicant.

2. Credit History & Financial Standards

- **Credit Evaluation:** Landlord will review credit scores, payment history, late payments, and collection accounts.
- **Evictions & Bankruptcies:** No prior evictions, broken leases, or outstanding landlord debt/judgments. Applicants with active bankruptcies or un-discharged bankruptcies within the last 7 years will be automatically disqualified.

3. Income & Employment Verification

- **Income Requirement:** Combined gross monthly income must be at least 3 times the monthly rent (3x rent).
- **Proof of Income:** Applicants must provide verifiable proof of income for the last 60 days (e.g., recent pay stubs, 2 years of tax returns/W-2s if self-employed, or official offer letters for new employment). Unverifiable income will not be considered.

4. Rental & Housing History

- **Verification:** Landlord will verify at least 2–3 years of previous rental history.
- **Disqualifying Factors:** Unfavorable landlord references, history of late payments, property damage, or lease violations will result in denial.

5. Criminal History & Background Review

- **Background Check:** A nationwide criminal history check will be conducted for all applicants 18 and older.

- **Individualized Evaluation:** In accordance with U.S. Department of Housing and Urban Development (HUD) Fair Housing guidelines, criminal history will be evaluated on an individualized, case-by-case basis. Consideration will be given to the nature, severity, and time elapsed since any conviction. While an arrest without conviction will not be used to deny an application, convictions involving violent crimes, illegal drug manufacturing/distribution, sex offenses, or property destruction may be grounds for denial.

6. Occupancy & Smoking Policies

- **Occupancy Limits:** Occupancy is limited to a maximum of 2 persons per bedroom, subject to reasonable adjustments based on local ordinances, building codes, and overall property layout.
- **Smoking Policy:** Strictly NO SMOKING or vaping allowed anywhere inside the home or garage.

7. Lease Terms & Deposit Requirements

- **Lease Agreement:** Landlord will utilize the Texas REALTORS® Residential Lease (TAR-2001).
- **Security Deposit:** Upon approval, the security deposit (equal to one month's rent) must be paid via certified funds within 24 to 48 hours to secure the property and remove it from the market.
- **First Month's Rent:** Must be paid in full prior to key hand-off on or before the lease start date.

8. Accuracy of Information

- **Falsification & Omissions:** Failure to provide accurate, truthful, or complete information, or providing information that cannot be verified, is grounds for immediate application denial and forfeiture of screening fees.

Applicant Acknowledgment

By signing below, applicant acknowledges receipt of these Tenant Selection Criteria and understands that failure to meet these requirements may result in denial of the lease application.

Signature of Applicant

Date