

RENTAL QUALIFICATION CRITERIA

Tenant Selection Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are provided to explain the factors the Landlord will consider when reviewing an application. If an application is denied based on information obtained from a credit report, the applicant will be notified.

APPLICATION DOCUMENTS REQUIRED

TREC application + copy of IDs + last 30 days of paystubs

Previous Rental History

1

Landlord will verify current and previous rental history using the information provided on the Lease Application. Missing, inaccurate, or unfavorable information obtained from a previous landlord may influence the decision. If renting from an individual, canceled checks or bank statements are required to verify rental history; handwritten receipts are not acceptable.

Current Income

2

All income stated on the Lease Application will be verified. The Landlord wants to verify total monthly household income equal to at least **3X the monthly rent**.

Credit History

3

Landlord will obtain a Credit Reporting Agency (CRA) report to verify credit history. The leasing decision may be based on information contained in that report. The Landlord prefers a credit score of **600+ points**.

Criminal History

4

Landlord will perform a criminal history check to verify information provided on the Lease Application. Information contained in the report may influence the leasing decision.

Accurate & Verifiable Information

5

Failure to provide accurate information, or providing information that cannot be verified, will be considered by the Landlord when making the leasing decision.

Pets

6

All animals must go through a pet screening process. A picture of each pet is required with the application.

NO EVICTIONS