

MONARK REALTY

TENANT SELECTION CRITERIA AND APPLICATION REQUIREMENTS

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, the following tenant selection criteria is being provided to you. The landlord's decision to lease the property to an applicant will be based on the following criteria.

1. Current Income: The gross monthly income for all tenants should be at least 3 times the monthly rent amount
2. Employment: Verifiable employment history for at least the past 2 years in the form of W-2s, bank statements, or paycheck stubs. If the applicant(s) is self-employed, provide last 2 years tax returns.
3. Credit History: Landlord or Landlord's agent will obtain a credit report and verify your credit history. This information will be provided by using RentSpree or mysmartmove.com. Landlord's decision to lease the property may be based upon information obtained from this report.
4. Criminal History: Landlord or Landlord's agent will obtain a criminal background check on all applicants. Landlord's decision to lease the property may be based upon information obtained from the criminal background check.
5. Rental History: Landlord or Landlord's agent will contact and confirm applicant's previous rental history. Landlord's decision to lease the property may be influenced by information provided by previous landlord.
6. Pets: Pet policies and deposits vary from Landlord to Landlord. Contact us to determine the specific requirements for this home. Most homes will limit the number and size of pets. None of our Landlords will accept snakes or violent-breed dogs including but not limited to: Pit Bulls, Dobermans, Rotweilers, Chows or any similar breed or mixed breeds.
7. Approval Criteria: The following items may negatively affect your application approval: false information or incomplete applications, incomplete rental history, evictions, excessive late or NSF rent payments, broken leases, property damage, unpaid rent, insufficient income, tax liens, unpaid child support, felony convictions, physical or violent crimes, domestic violence, sex offenses, credit score, previous offenses against landlords, an/or bankruptcy.

Signing this acknowledgment indicates that you have reviewed the landlord's tenant selection criteria and application requirements. If you provide inaccurate or incomplete information on your application or do not meet the selection criteria, your application may be rejected and your application fee will not be returned.

Applicant's Signature: _____ Date: _____

Applicant's Signature: _____ Date: _____

Property applying for: _____

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