



Tenant Application Process & Selection Criteria

The application process and tenant criteria provided below are in reference to the property located at:
18671 Cepagatti Dr. | New Caney, TX 77357

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which the Landlord will base the decision to lease the Property to you. Based on the information you provide, the landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). You will be notified if your application is denied or another adverse action is taken based on information obtained from your credit report or credit score.

We are committed to equal housing, and we fully comply with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA). We do not discriminate against persons because of race, color, religion, sex, handicap, familial status, national origin, age, sexual orientation, or gender identity. We also comply with all state and local fair housing laws. We offer application forms to everyone who requests one.

Notice to All Applicants:

- Applicants must physically view and inspect the property before submitting the application for rental.
- Landlord makes no express or implied warranties as to the Property's condition.
- Please list in the application any applicant requests for the landlord to consider regarding any repair requests.

Please have the following items ready before applying:

- Last 2 addresses and Landlord Information
- Employer and Previous Employer: Names, Contact, Start Date, Salary
- Dependant Information
- Emergency Contact Information
- Government-issued photo I.D. and copy of SSN
- Two months of Pay Stubs or Income Verification
- Proof of Income - pay stubs, bank statements, etc
- Copy of Renters Insurance

Approval is based on the following factors:

- Identification
- Income Verification
- Employment Verification and History
- Rental Verification and History
- Credit History
- Criminal Background Check
- Terrorist Database Search



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Application Fees:

- There is a \$50 NON-REFUNDABLE application fee per adult to complete this lease application.
- Everyone occupying the property that is eighteen (18) years of age or older must fill out an application and submit a \$50 non-refundable application fee paid online through Rentspree.

PLEASE READ CAREFULLY. By submitting an application, you acknowledge and agree to the following terms and screening criteria. Applications may be denied for any of the reasons below:

- **Credit Requirements:** A credit report will be obtained through a Credit Reporting Agency (CRA). A minimum credit score of **650** is required. Credit history including delinquencies, collections, charge-offs, outstanding debts, or bankruptcies will be evaluated. Any bankruptcy must have been discharged at least **four (4) years** prior to the application date.
- **Income Requirements:** Verifiable gross monthly income must be at least **three (3) times the monthly rent**. Proof of income (minimum of two recent months of pay stubs or equivalent documentation) is required. Inability to verify sufficient income may result in denial.
- **Criminal Background:** A criminal background check will be conducted. Criminal history may influence the leasing decision.
- **Rental History:** Previous rental references will be verified. Applications may be denied for:
 - Prior evictions or unlawful detainer actions within the past five (5) years
 - Failure to provide proper notice when vacating a property
 - A landlord unwilling to rent to you again due to behavior of the applicant, household members, guests, or pets
 - Three (3) or more late rent payments within the past 12 months
 - Two (2) or more NSF (non-sufficient funds) checks within the past 12 months
 - Recent 3-day notice to vacate
 - Outstanding rental debt or collections
 - Unauthorized occupants residing in a previous rental
- **Accuracy of Information:** Any false, misleading, incomplete, or unverifiable information on the application is grounds for denial.
- **Additional Requirements:**
 - Smoking is not permitted.
 - Pets are not allowed.
 - Renter's insurance is required for the entire lease term.
 - Applicants must demonstrate stable employment and satisfactory rental history. Application(s) must be fully completed using the most current Texas Residential Lease Application.

All applications are subject to screening and final approval from the landlord.