



Application Link: www.cornerstoneleases.com

TENANT SELECTION CRITERIA

Tenant Selection Criteria Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

1. Criminal History: Landlord will perform a criminal history check to verify the information provided on the Lease Application. Landlord's decision to lease the property to you may be influenced by the information contained in the report.

2. Previous Rental History: Landlord will verify your previous rental history using the information provided on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the property to you.

- Eviction history less than 10 years old - subject to automatic denial

3. Current Income: Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the property, the sufficiency of your income along with the ability to verify the stated income, may influence the landlord's decision to lease the property to you.

4. Failure to Provide Accurate Information in Application: Failure to provide accurate information on your application or your provision of information that is unverifiable will be considered by Landlord, when making the decision to lease the property to the considerable applicant.

5. Credit History: Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from the report. If your application is denied based upon information obtained from your credit report, you will be notified.

- Collections to other Landlord's or properties - subject to automatic denial
- Credit Scores 600 + = 1 month Security deposit
Credit scores 599-550 subject to 1.5 months Security deposit
Credit scores 549-500 subject to 2 months Security deposit

6. Liability insurance is required. A "*Liability Policy*" naming the landlord as additionally insured will be applied to your monthly rental ledger in the amount of **\$11.99**. You may add "*Renters Insurance*" for a minimal additional cost or provide us with your own policy that has the required coverage.

7. Pets: If Landlord allows animals, it is a case-by-case basis. All animals must go through a pet screening process. Some pets may require liability insurance. A picture of each pet is required with the application.

I hereby acknowledge that I have reviewed the Landlord's tenant selection criteria. I understand that approval is subject to the above criteria and /or if I provide inaccurate or incomplete information, my application may be rejected, and the application fee will not be refunded.

Applicant : _____ Dated: _____

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