

Model Tenant Selection Criteria

7614 ZINNIA BLOSSOM LN, KATY TX 77493

Landlord/Property Manager: Kouassi & Dolly Ebrottie

Date: 09/11/2026

Equal Housing Opportunity Statement

This property is offered in compliance with the Fair Housing Act and all applicable state and local housing laws. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, sexual orientation, age, gender identity, or any other protected class.

1. Application Requirements

- Each adult (18 or older) must complete a separate rental application.
- Provide a valid government-issued photo ID.
- Proof of income (3 months of recent pay stubs, bank statements, or tax returns).
- Social Security Number or ITIN (if applicable).
- Non-refundable application fee of \$75 per adult.

2. Income Requirements

- Gross monthly income must be at least 3x the monthly rent.
- Acceptable proof: pay stubs, employment offer letter, or tax documentation.
- Self-employed applicants must provide bank statements and tax returns.

3. Rental History

- Positive verifiable rental history.
- No prior evictions, broken leases, or outstanding rental-related debt.
- Previous landlords will be contacted for verification of payment history and property upkeep.

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4. Credit Criteria

- Minimum credit score of 650.
- No open bankruptcies or recent housing-related collections.
- Credit reports are obtained from a third-party screening agency.

5. Criminal Background Check

- Criminal history is evaluated case-by-case.
- May result in denial for convictions involving:
 - Violence
 - Drugs
 - Property damage
- We comply with all applicable federal and state laws when evaluating background checks.

6. Occupancy Standards

- Occupancy standards are generally based on 2 persons per bedroom and may vary depending on the size and configuration of the home, ages of occupants, and applicable laws or landlord guidelines.
- Occupancy limits comply with local and state regulations.

7. Pet Policy

- **No pets are permitted.** This restriction does not apply to an assistance animal that qualifies as a reasonable accommodation under applicable fair-housing law. Any request for an assistance animal must be submitted to the Landlord or Property Manager and will be evaluated individually in accordance with applicable law. Supporting documentation will be requested when the disability or disability-related need for the animal is not readily apparent.

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 8. Additional Requirements

- This is a Non-Smoking property. Smoking and vaping are prohibited inside the home, garage, and any enclosed areas of the property.
- Renters insurance is required with minimum liability of \$100,000.00.
- All information provided in the application must be accurate and complete.

 Acknowledgment

- By signing below, you confirm that you have read and understand the Tenant Selection Criteria. Failure to meet any listed criteria may result in denial of your application. If denied, you may request a written explanation.

● **Applicant Signature:** _____ **Date:** _____

● **Applicant Signature:** _____ **Date:** _____

● **Applicant Signature:** _____ **Date:** _____

● **Applicant Signature:** _____ **Date:** _____

● **Landlord Signature:**

<i>Kouassi Ebrottie</i>	dotloop verified 09/11/26 7:38 AM PDT 7404-6U97-18QQ-VHUU
<i>Dolly Ebrottie</i>	dotloop verified 09/11/26 7:38 AM PDT UISX-ZJF-PWSQ-TFFD