

Tenant Selection Criteria

This tenant selection criteria are being provided by the Landlord only in reference to the Property located at the following address: 5262 Ella Blvd Unit 300 Houston, TX 77018.

Pursuant to Property Code Section 92.3515, this Landlord's Tenant Selection Criteria is 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 background check, you will be notified.

1. FULLY COMPLETED Texas REALTORS® Lease Application for ALL applicants 18 years and older; please provide Anticipated Move-in Date (make sure move-in date is filled). **Once all lease docs are received by Joseph Cummings, he will notify tenant(s) and/or tenant agent to complete RentSpree background check. A background check is required per applicant and the third party site will request a fee to run the background check.** Landlord will check the credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report and possible interview with the prospective applicant. If your application is denied based upon information obtained from your credit report, you will be notified.
2. Current Income: Landlord will ask you prove your income as stated on your Lease Application. Please provide your previous three Paycheck stubs and most recent tax return. For 1099T applicants, please provide the last four months of bank statements and most recent tax return. If you are transitioning jobs and/or relocating to Houston, please provide a signed acceptance letter from your place of work. Depending upon the rental amount of 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. Landlord wants to see 3 times the rent rate in total monthly gross or net income.
3. Criminal History: Landlord will require a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
4. Previous Rental History: Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting the previous landlord may influence Landlord's decision to lease the Property to you.
5. Once approved, we will need the security deposit (one month's rent) to take the home off the market. This must be done within 24-48 hours of being approved by the Landlord. To receive the keys, we will need the first month's rent and a fully executed lease. The keys will be given at move-in day.
6. Landlord will use Texas REALTORS® Residential Lease (TXR - 2001).
7. Failure to Provide Accurate information in Application: Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by the Landlord when making the decision to lease the Property to you.

Landlord Requirements:

- A. Monthly Rent: \$2,300 Due on the first day of the month during the term of the lease.
- B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the day after the date on which rent is due.
 1. Initial Late Charge by the 5th day of each month at 11:59pm.: \$ 120.
 2. Additional Late Charges: \$ 10 per day thereafter.

C. Only **One** Animal on a Case by Case Basis: **Restrictions (size, weight, number, type):** See Below

(1) Landlord requires the tenant to sign an animal agreement and requires an animal deposit of \$ 250 in addition to the security deposit and the monthly rent to be increased by \$ 35 per month.

(2) Animal violation charges (whether animal is permitted or not permitted): (a) an initial charge of \$ 500 and \$ 20 per day thereafter.

D. Security Deposit: One month's rent (Subject to change depending on renter's criteria)

E. Utilities: All utilities to be paid by Tenant except: N/A

F. Guests: Number of days permitted on Property: 7 Days

G. Vehicles: Number of vehicles permitted on Property: 2

H. Trip Charges: \$100

I. Key box: Authorized during the last 60 days of lease.

J. Inventory and Condition Form: To be delivered within 5 days of signing the lease.

K. Yard: To be maintained by Tenant.

N. Special Provisions: Any upgrades or renovations must be submitted through resident portal for approval

Signature of Applicant(s): _____

Date: _____

Signature of Landlord(s): _____

Date: _____

Date: _____

Date: _____



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BLAIR
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(THIS APPLIES TO PET-FRIENDLY UNITS ONLY)

- List all pets to be kept on the property on Texas REALTORS® Lease Application (dogs, cats, birds, reptiles, fish, or other pets).
- We do not accept “mutt” or “mixed” as a breed description.
- We do not accept breeds commonly associated as aggressive.
- An additional increase to the Security Deposit is required for each pet (\$250.00 per pet).
- Tenant must provide current shot records, photo of your pet(s) and breed of pet from Veterinarian with application.

BREED RESTRICTIONS

- Pit Bulls & Staffordshire Terriers
- Doberman Pinschers
- Rottweilers
- Chows
- Great Danes
- Presa Canarios/ Mastiffs
- Akitas
- Alaskan Malamutes
- Siberian Huskies
- German Shepherds
- Shar Peis
- Wolf-Hybrids