Tenant Selection Criteria

These Tenant Selection Criteria are being provided in reference to the property located at:

2205 McKinney St. #306, Houston, TX 77003

(Street Address, City, State, Zip)

Pursuant to Texas Property Code § 92.3515, these Tenant Selection Criteria are being provided prior to the acceptance of any application fee. The following criteria identify the factors the Landlord may consider when evaluating an application to lease the Property. Based on the information provided by the applicant, the Landlord may deny an application or approve an application subject to different or additional terms permitted by law. If an application is denied or another adverse action is taken based on information obtained from a consumer credit report, the applicant will be notified in accordance with applicable law.

Application Requirements: A fully completed lease application is required. All occupants 18 years of age or older must submit a separate application and provide valid government-issued photo identification. Incomplete, inaccurate, or unverifiable applications may be denied.

Income Requirements and Verification: Applicants must have a combined gross income of at least 3 times the monthly rent. The Landlord may require applicants to verify income as stated on the Lease Application, and the sufficiency and verifiability of such income may influence the Landlord's decision. Acceptable documentation may include recent pay stubs, W-2s or tax returns, and bank statements. Self-employed applicants may be required to provide additional or supplemental documentation.

Employment Verification: Employment and income may be verified using employer information provided by the applicant. Failure to provide accurate or verifiable information may result in denial.

Criminal History: The Landlord may conduct a criminal background screening for applicants age 18 and older to verify information provided on the Lease Application. The Landlord's decision to lease the Property may be influenced by information obtained from the criminal history report, which is evaluated in compliance with applicable federal, state, and local fair housing laws.

Rental History: The Landlord may verify previous rental history using information provided on the Lease Application. Failure to provide requested information, provision of inaccurate information, or information obtained from prior landlords may influence the Landlord's decision.

Credit History: The Landlord will obtain a consumer credit report from a Credit Reporting Agency (CRA) to evaluate the applicant's credit history. Evaluation may include a minimum credit score of 600 and other credit-related factors. If an application is denied based on information obtained from a consumer credit report, the applicant will be notified in accordance with applicable law.

Failure to Provide Accurate Information: Failure to provide accurate, complete, or verifiable information in an application may be considered by the Landlord when making a leasing decision.

Other: ______________________________