Authentisign ID: C8201FF4-C0D3-F111-BF5B-000D3A4FF82A

# RENTAL SELECTION CRITERIA & ACKNOWLEDGMENT

**Texas Property Code § 92.3515**

## 1. PROPERTY INFORMATION

**Property Address:** 5601 Nielan Unit B Houston, TX 77028

**Landlord/Owner:** Kemi Abiola

**Landlord's Agent/Property Manager:** Modibo Konate

**Prospective Tenant/Applicant:** _____

**Co-Applicant:** _____

**Date Criteria Provided:** _____

## 2. LANDLORD'S TENANT SELECTION CRITERIA

The landlord will evaluate each rental application using the criteria established below. Failure to meet the stated criteria or providing inaccurate or incomplete information may result in denial of the rental application, subject to applicable law.

### A. CREDIT HISTORY

Minimum credit score required: 620

Credit scores will be obtained from: Rentspree

- ☐ No unpaid collections permitted
- ☑ No outstanding landlord-related debt
- ☑ No prior bankruptcies within the last 7 years
- ☐ No accounts in collections exceeding $_____

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## B. CURRENT INCOME AND EMPLOYMENT

Income-to-rent ratio required: 3 times the monthly rent

- ☑ Employment verification required
- ☑ Recent pay stubs required
- ☑ Bank statements or other proof of income accepted
- ☑ Self-employment income documentation required
- ☐ Other income requirements: _____

## C. PREVIOUS RENTAL HISTORY

Minimum verifiable rental history required: 1 years/months

- ☑ Positive landlord references required
- ☑ No outstanding balances owed to previous landlords
- ☑ No prior evictions within the last 10 years
- ☑ No documented lease violations within the last 2 years
- ☑ No history of property damage beyond normal wear and tear

## D. CRIMINAL HISTORY

Criminal background screening will be conducted in accordance with applicable federal, state, and local laws.

Disqualifying criminal history criteria and applicable lookback periods:

Criminal history during Adolescent Year will be considered, but not guaranteed. No sexual violence, theft, or assault will be considered.

## E. APPLICATION COMPLETENESS AND ACCURACY

All required application fields must be completed.
All requested supporting documentation must be provided.
Information must be accurate and verifiable.
Material misrepresentations, falsified documents, or omitted information may result in denial, subject to applicable law.

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### F. OTHER SELECTION REQUIREMENTS

Pet requirements: No Pets

Other landlord-established eligibility criteria:

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## 3. APPLICATION FEES AND DEPOSITS

**Application fee per applicant:** $50

**Security deposit:** $2,056 or one month's rent.

Payment instructions or other applicable terms: Via ACH or wire transfer, or money order

Application fees and deposits will be handled in accordance with applicable Texas law and the terms disclosed to the applicant.

## 4. ACKNOWLEDGMENT OF RECEIPT AND REVIEW

### IMPORTANT NOTICE TO APPLICANT

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

By signing below, the parties acknowledge the following:

1. The landlord has made the tenant selection criteria available to the applicant.
2. The applicant has had the opportunity to review the criteria before or when submitting the rental application.
3. The applicant understands that failure to meet the established criteria or providing inaccurate or incomplete information may result in denial of the application.
4. The landlord's screening and decision-making process remains subject to applicable fair housing laws and other applicable legal requirements.
5. This acknowledgment documents the availability of the selection criteria and does not guarantee approval of the rental application.

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# 5. SIGNATURES

## LANDLORD / OWNER

Printed Name: Kemi Abiola

Signature: Kemi Abiola Date: 10/29/26

## LANDLORD'S AUTHORIZED AGENT / PROPERTY MANAGER (IF APPLICABLE)

Printed Name: _____

Signature: _____ Date: _____

## PROSPECTIVE TENANT / APPLICANT

Printed Name: _____

Signature: _____ Date: _____

## CO-APPLICANT

Printed Name: _____

Signature: _____ Date: _____

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**RECORDKEEPING:** Retain a copy of the completed criteria and signed acknowledgment with the rental application and transaction records.

**Legal reference:** Texas Property Code § 92.3515, Notice of Eligibility Requirements.

Official statute: https://statutes.capitol.texas.gov/Docs/PR/htm/PR.92.htm