Jointly e-verify: joint.ly/ver/Phta-jDXj-RYTE-ZF3t

ENERGY
REALTY

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. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. Criminal History: Landlord will perform 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.

2. 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 previous landlords may influence Landlord's decision to lease the Property to you.

3. Current Income: Landlord requires tenant must document at least 3 times the rent as their monthly income. The tenant applicant must provide at least 3 month(s) of recent pay stubs. If self-employed, Landlord will require 12 months of bank statements and 2 years of tax returns.

4.Other Income: Including Child Support, Social Security or other will require 12 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.

5. ID: Landlord requires a clear copy and readable Driver's License for each Applicant 18 years or older. If you do not have a US Driver's Licence then a copy of your passport and visa will be requested

6. 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 this report. If your application is denied based upon information obtained from your credit report, you will be notified.

7. Information Sources: Source of credit and background information will be pulled via Jointly. Please see link in agent remarks. The site will run credit, criminal background and eviction history. The landlord will run this report on any tenant and the tenant information is confidentially sent back to the landlord. This avoids the need for SSN's to be given out.

If you are from overseas, you may not have a US background and credit to check. In lieu of this, you should provide a copy of your offer letter or Verification of Employment Letter. This letter will state your position, salary, any allowances and your job start date. The landlord and or their representative reserves the right to contact work and personal references you provide.

8. Applications: Must be received for all persons over 18 years or older that will occupy the property. The fee for each applicant is $50

9. 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 Landlord when making the decision to lease the Property to you.