RENTAL QUALIFICATION CRITERIA

Property Address: **2821 Holman Street, Houston, TX 77004**

Pursuant to Texas Property Code Section 92.3515, the following rental qualification criteria are provided to each prospective applicant. Each applicant 18 years of age or older must submit a separate rental application, and all applications will be evaluated according to the criteria set forth below.

1. **Application Fee:** A non-refundable application fee of $ **85.00** is required for each applicant 18 years of age or older. The fee covers the cost of credit, criminal background, and eviction screening and is due at the time of application submission.
2. **Identification:** Each applicant and occupant 18 years of age or older must present a valid, unexpired, government-issued photo identification at the time of application.
3. **Income, Credit, and Employment:** Applicants must demonstrate verifiable gross monthly income equal to or greater than three (3) times the monthly rent; income of multiple applicants may be combined. Employed applicants must submit pay stubs for the two (2) most recent months and bank statements for the corresponding period reflecting deposit of such income. Self-employed applicants must submit federal income tax returns for the two (2) most recent tax years and bank statements for the six (6) most recent months. Income, employment, and rental history are subject to verification, and a consumer credit report will be obtained for each applicant.
4. **Criminal History:** A criminal background search will be conducted on each applicant and occupant 18 years of age or older. An application shall be denied if any applicant or occupant: (a) is subject to a current sex offender registration requirement; or (b) has received a felony conviction or deferred adjudication within seven (7) years of the application date for an offense involving violence against persons, sexual misconduct, manufacture or distribution of a controlled substance, arson, burglary, or destruction of property. All other felony convictions within the same period will be evaluated individually based on the nature and severity of the offense, the time elapsed, and evidence of rehabilitation. Arrests and charges not resulting in conviction or deferred adjudication will not be considered.
5. **Maximum Occupancy:** Occupancy shall not exceed two (2) persons per bedroom, except where a greater number is required by applicable law.
6. **Occupancy:** Each person 18 years of age or older who will reside in the property must be identified on the rental application, must satisfy the screening requirements set forth herein, and must be named on the lease agreement.
7. **Declined Applications:** An application may be declined for any of the following reasons: (a) falsification, misrepresentation, or omission of information on the application or supporting documents; (b) failure to satisfy the income requirements set forth herein; (c) a prior eviction or an outstanding balance owed to a prior landlord; (d) a bankruptcy that has not been discharged or dismissed; (e) failure to present valid identification; or (f) criminal history as set forth in the Criminal History section.
8. **Fair Housing:** The landlord and its agents comply with all applicable federal, state, and local fair housing laws and do not discriminate on the basis of race, color, religion, sex, national origin, familial status, or disability. Reasonable accommodations and reasonable modifications will be considered for persons with disabilities upon request.

Acknowledgment: By signing below, each applicant acknowledges receipt and review of these Rental Qualification Criteria prior to submitting an application.

Applicant Signature	Printed Name	Date
Applicant Signature	Printed Name	Date