TENANT SELECTION CRITERIA

SES REAL ESTATE GROUP, LLC

Property Address: 2243-2245 County road 130 Pearland

Pursuant to **Texas Property Code Section 92.3515**, these Tenant Selection Criteria are being provided to you. The following constitute the grounds upon which the Landlord/Property Manager will base the decision to lease the Property to you.

Based on the information you provide, the 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 increased security deposit (where permitted), or offering the lease at different terms than another applicant. If your application is denied or an adverse action is taken based upon information obtained from a consumer report, credit report, or credit score, you will be notified in accordance with applicable law.

Approval Factors & Selection Grounds

1. Criminal History: Landlord will perform a criminal history and sex offender screening on all occupants 18 years of age or older to verify the information provided on the Lease Application. Landlord's decision to lease the Property may be influenced by information contained in the report, including but not limited to convictions for violent crimes, domestic violence, weapons-related offenses, or drug manufacturing/distribution.

2. Previous Rental History: Applicants must provide accurate and verifiable rental history for previous residences. Landlord will contact prior landlords to verify payment patterns, property care, and general compliance. A history of evictions within the past **five (5) years**, unresolved property damage judgments, or negative landlord references may influence the decision or result in denial. All room sizes provided in marketing remarks are approximate and should be independently verified by the applicant's agent.

3. Current Income Verification: Landlord requires that gross monthly income must equal at least three (3) times the monthly rent amount. Applicants must document income by providing at least two (2) months of consecutive, recent paystubs. If self-employed or independent contractors, applicants must provide two (2) months of recent bank statements and two (2) years of filed tax returns. Any verification letters or statements validating independent income must be issued on official letterhead by a licensed **Certified Public Accountant (CPA)** or **IRS Enrolled Agent (EA)** and must explicitly include their active professional license or registration number.

4. Supplemental Income: Any alternative income sources—including Child Support, Social Security, disability, or housing vouchers—must be documented with two (2) months of bank statements showing deposits, a formal award letter from the court or government agency, or statements from a certified financial professional (subject to the CPA/EA verification standards outlined in Section 3). Housing voucher program participation is subject to specific property structural qualifications and owner approvals.

5. Credit History: Landlord will obtain a credit report from a Consumer Reporting Agency (CRA) to evaluate payment history, debt obligations, collections, and overall credit risk. Timely payment patterns are expected. Significant negative factors, such as unpaid balances owed to prior landlords or utility providers, may be grounds for denial. Co-signers/guarantors are evaluated on a case-by-case basis.

6. Accuracy of Information: Failure to provide accurate, complete, and honest information on your application, or the provision of information that is entirely unverifiable, constitutes grounds for immediate denial of the application.

7. Pets & Animals: Pets are evaluated on a case-by-case basis and require an executed Pet Addendum. Approved pets require a **$350 one-time, non-refundable pet fee per pet**, with a strict maximum of **two (2) pets** allowed. Standard breed restrictions apply due to insurance guidelines, including but not limited to Rottweiler, Pit Bull/Pit Bull Terrier, Akita, Doberman, Chow, German Shepherd, Husky, any Wolf breed, or any breed deemed "vicious" or "dangerous". Assistance animals (Service and Emotional Support Animals) are accommodated in accordance with the Federal Fair Housing Act and are exempt from standard breed restrictions and pet fees.

8. Liability Insurance Requirements: Tenant is required to maintain a minimum of **$100,000** in personal liability coverage for the duration of the lease. The policy must protect against damage caused by tenant negligence, including fire, smoke, and water damage. The Landlord must be listed on the policy as an **"Interested Party"** or **"Additional Interest"** so that the insurance provider automatically notifies the Landlord of any renewals, lapses, or policy cancellations. Proof of active coverage (declaration page) must be submitted prior to key exchange.

9. Age & Application Thresholds: A separate lease application must be fully completed and submitted for every individual person eighteen (18) years of age or older who will occupy the property, regardless of familial status. All application fees submitted for screening are non-refundable once processing begins.

EQUAL HOUSING OPPORTUNITY

SES REAL ESTATE GROUP, LLC is fully committed to Equal Housing Opportunity. We strictly comply with the Federal Fair Housing Act (FFHA), the Fair Credit Reporting Act (FCRA), and all applicable state and local laws. We do not discriminate against any person based on race, color, religion, sex, handicap/disability, familial status, national origin, or any other protected class under applicable law.

REQUIRED APPLICANT ACKNOWLEDGMENT

Pursuant to **Texas Property Code §92.3515(b)**, an application fee may not be collected or retained unless the applicant signs a written acknowledgment indicating that these selection criteria were made available.

By signing below, I acknowledge that I have been provided with a copy of the Tenant Selection Criteria and grounds for denial by SES REAL ESTATE GROUP, LLC prior to submitting a rental application or paying any non-refundable application fees. I understand that meeting these criteria does not guarantee lease approval and providing false or unverifiable information may result in the denial of my application.

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Applicant's Signature	**Date**