



Tenant Selection Criteria

Thank you for your interest in our properties. Before you go on to the application, please take a moment to review our tenant selection criteria. Application fees are **non-refundable**, and we want you to be confident you meet our criteria before completing an application and paying the fee. Anyone 18 or older residing in the property must fill out an application. Proper ID - driver's license and SS# will be required.

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.

CREDIT HISTORY:

Landlord will obtain a Rental History Report (RHR), 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. Items which affect your credit score and/or will be used to evaluate creditworthiness include but are not limited to payment history, debt to income ratio, and/or charged off accounts.

A minimum 500 credit score is required to qualify. Scores below 600 will be charged a 1x non-refundable risk assessment fee ranging from \$300 - \$600.

INCOME & EMPLOYMENT:

Landlord will verify your income as stated on your Lease Application. The minimum net income requirement for a single person living in the home is 3 times the rental amount.

Proof of income will be required to process your application. Acceptable proofs of income include last 4 pay stubs, bank statement, and tax returns. Other proof of income may be accepted on a case-by-case basis. Applicants who are self-employed will need to provide their most recent 2 year's tax returns, bank statements, and/or 1099's.

CRIMINAL HISTORY:

Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application.

No sex offenders, No felonies within the last 4 years, and No violent felonies within the last 10 years. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.



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RENTAL HISTORY:

Landlord will verify your current and previous rental history using the information provided by you on the Lease Application. Please include contact information for landlord(s) on the application. A mortgage may be considered for rental history, provided the account is closed and in good standing. Foreclosure and bankruptcy are case by case if not current.

OTHER:

Pets accepted on case-by-case basis and we charge Pet fees - A non-refundable pet fee in the amount of \$300.00 per pet will be charged prior to move-in. There is also an additional pet rent of \$35 per month, per pet (if applicable).

We don't take co-signers, but a guarantor may be accepted on a case-by-case basis to help with credit or income. This doesn't apply to evictions or lease collections. If accepted, a 1x non-refundable risk assessment fee will be applied.

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. If it is determined that false information was purposely provided on an application, landlord may deny your application. If it is not discovered that false information was provided until after a lease is signed, the lease agreement may be unilaterally terminated by landlord, at landlord's discretion.

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