



Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515, the following criteria will be used in evaluating all lease applications for this property. Signing this document acknowledges that you have had the opportunity to review the landlord's Tenant Selection Criteria and Grounds for Denial. If you do not meet the criteria, provide inaccurate or incomplete information, or fail to provide requested documentation, your application may be denied, and the application fee will not be refunded.

Application Process

1. All applications are subject to landlord approval. Multiple applications may be reviewed. The property will remain active on the market until a lease agreement is signed and the security deposit is received.
 2. **Application Fee** – Payment instructions will be provided by the listing agent. Do not send fees until requested. Application fees are non-refundable.
 3. Processing time is typically **2 business days**, but landlord review and approval may take additional time.
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Screening Criteria

1. Rental History

- Minimum of 2 years verifiable rental history or mortgage payments.
- References from previous landlords will be obtained and may include payment history, property condition, lease compliance, and move-out condition.
- Applications will not be considered if you are breaking an active lease.
- Evictions, foreclosures, or landlord judgments within the last 5 years may result in denial.

2. Employment & Income

- Minimum of 2 years verifiable employment history.
- Monthly gross income must be at least **3 times the monthly rent**.

- Self-employed applicants must provide the 2 most recent tax returns (attested by CPA or tax professional) and 3 most recent bank statements.
- Debt-to-income ratio should not exceed **40%**. Exceptions are at landlord's sole discretion.

3. Credit History

- Credit reports will be obtained through a Credit Reporting Agency (CRA).
- Minimum preferred credit score is **650**.
- Scores between **600–649** may be considered with a **double security deposit**, subject to landlord's discretion.
- Bankruptcies, foreclosures, or landlord-related judgments within the last 5 years may result in denial.

4. Criminal History

- A criminal background check will be performed.
- Landlord's decision may be influenced by the type and severity of any criminal activity.

5. Accuracy of Information

- Applications must be complete, accurate, and verifiable. False, misleading, or unverifiable information is grounds for denial.

Additional Policies

- **Pets:** Allowed only on a case-by-case basis with landlord approval. If approved, a **\$250 deposit per pet** is required. Restrictions may apply.
 - **Smoking:** Smoking inside the premises is not permitted unless explicitly approved in writing.
 - **Security Deposit:** Once approved, the deposit must be paid within **24 hours** of notification. All deposits must be in certified funds or via electronic payment.
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