



## Tenant Selection Criteria

**4006 Breakwood Dr. Houston TX 77025**

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. Any information provided or obtained may influence the Landlord's decision to lease the Property to you.
2. **Previous Rental History:** Landlord will consider your previous rental history using the information provided by you, previous landlords, court records, screening services and on-site inspections. Limited rental history, negative rental reports and eviction filings and/or judgements may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord may ask you to verify your income and employment as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify receipt and deposit of stated income may influence Landlord's decision to lease the Property to you. Monthly income of three times the rent amount and one year with current employer are standard requirements.
4. **Credit History:** Landlord will obtain a TransUnion credit report to verify your creditability. 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.
5. **Failure to Provide Accurate Information in Application:** Failure to provide accurate verifiable information in your application will be considered when making the decision to lease the Property to you.
6. **Proof of Funds:** Landlord may ask you to verify your ability to provide the security deposit and first full month rent as stated on your Lease Application. The sufficiency of your available funds along with the ability to verify the funds may influence Landlord's decision to lease the Property to you. The security deposit will be due immediately upon approval.
7. **Tenant Screening:** Should you decide to move forward with the tenant screening process, please use the RentSpree link <https://apply.link/JbpRI6Q> to begin the online screening process. The cost is \$49.99 per applicant payable online to RentSpree.
8. **Other:** Landlord may also consider the following when making the decision to lease the Property to you; promptness of move-in, type of pet(s) to be kept on premise, number of adult tenants, use of water-filled furniture, and smoking occupants.

***I have read and understand the Tenant Selection Criteria detailed above.***

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Tenant Applicant Signature

Date