

Application Process/Screening Criteria

We are committed to equal housing and comply fully with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA), ensuring no discrimination based on race, color, religion, sex, handicap, familial status, national origin, age, sexual orientation, or gender identity.

NOTICE TO ALL APPLICANTS:

- Applicants are encouraged to physically view and inspect the property before submitting the application for rental.
- While every effort is made to describe rental properties accurately, changes can and do take place. Applicants should verify schools, pets, features, etc.

Items Required for Application:

- Last 2 addresses and Landlord Information
- Employer and Previous Employer: Names, Contact, Start Date, Salary
- Dependent Information
- Emergency Contact Information
- Government-issued photo I.D. (colored copy) and copy of SSN
- Two months of Pay Stubs or Income Verification
- Proof of Income for Self-Employed Applicants (bank statements, tax returns, or other account statements)
- Copy of Renters Insurance (required upon move-in)

Application Fee:

Before proceeding, there is a \$85 NON-REFUNDABLE application fee per adult. Everyone 18 years or older must fill out an application and submit the fee directly to the screening service: www.Go4rent.com

Approval Criteria:

Approval is based on the following factors:

- Identification
- Income Verification (at least three times the monthly rent)
- Employment Verification and History (at least three years)
- Rental Verification and History (at least three years)
- Credit History (credit score of 650+)
- Criminal Background Check

Pet Criteria:

Please ensure to check the MLS listing for information regarding pet permissions. If the listing indicates allowance for pets, our evaluation process is conducted on a case-by-case basis, and a mutually agreed-upon pet deposit will be determined before lease signing. Please be aware that certain breeds, whether purebred or mixed, may face rejection due to restrictions imposed by Property Insurance Companies. The following breeds, either entirely or partially, may fall into this category: Akita, American Bulldog, Bullmastiff, Mastiff, Chow, Doberman, German Shepherd, Husky, Presa Canario, Pit Bull, Siberian Husky, Staffordshire Terrier, "Wolf Dog," Bull Terrier, Pit Bull Terrier, Rottweiler, or any combination thereof.

Service animals aiding tenants with special medical or disability needs are not considered pets. If you have a service animal, kindly provide appropriate documentation with your application.

Additional restrictions for pets include:

- No aquariums are permitted.
- Ferrets, reptiles, or rodents of any kind are not allowed as pets.
- Birds are not permitted.

Applications may face denial or necessitate an additional deposit due to the following reasons:

- Denial or an additional deposit may be required based on credit evaluation.
- Income falling below three times the rent amount.
- Failure to provide proper notice when vacating a property.
- Unwillingness of the previous landlord to rent to you again due to concerns about your behavior, that of any family member, guests (whether welcome or not), your pets, or any animals on the property during your tenancy.
- Two or more instances of late rent payments within the last 12 months.
- Presence of an outstanding collection filed against you.
- Occurrence of an unlawful detainer action or eviction within the past five (5) years.
- Receipt of a 3-day notice to vacate recently.
- Two or more instances of NSF checks within the last 12 months.
- Any foreclosure within the past 4 years.
- Bankruptcy, if applicable, must have been discharged at least 4 years prior to the date of your application.
- Inability to verify your provided information.

Tenant Selection Criteria:

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you.

1. Criminal History: Landlord will perform a criminal history check on you, and the decision to lease may be influenced by the information contained in the report.
2. Previous Rental History: Landlord will verify your previous rental history, and failure to provide accurate information may influence the decision to lease.
3. Current Income: Landlord may ask you to verify your income, and sufficiency along with the ability to verify may influence the decision to lease.
4. Credit History: Landlord will obtain a Credit Reporting Agency (CRA) report, and the 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: Your failure to provide accurate information may be considered by Landlord when making the decision to lease the Property to you.
6. Procedures for Notifying Applicant(s) of Approval or Disapproval: Applicant(s) shall be disapproved if we are unable to verify income, rental, credit, or criminal history. False, incomplete, or misleading statements on the application(s) will result in disapproval. We will notify you by email or phone listed in your application whether you've been approved within seven (7) to ten (10) days after we have received a completed application.
8. Acknowledgement: You declare that you have read and had explained to you the information in this TENANT SELECTION CRITERIA document.

Signature:	Date:
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Signature:	Date:
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