



**Property Address:** 42560 Rustico Rd  
Magnolia, TX 77354

Agent name: Amra Koy  
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Website: Amrakoy.com

**Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided.**

**Landlord’s Selection Criteria**

- Gross Monthly **Income** must be 4 times the rental amount and verified by paystubs/bank statements.
- Good Rental Credit Score (no lower than 620) verified by mysmartmove.com. Additional security deposits may require a lower credit score.
- Criminal History verified by mysmartmove.com
- Non-smoker only.
- Landlord’s Rules & Regulations to be attached to lease.
- No evidence of bed bug presence & bed bug addendum to be attached to lease.
- Proof of Renter’s insurance.

**GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:**

- Invalid Social Security number, Invalid Driver’s License, or false information on Application.
- Insufficient Income and/or Negative Employment History.
- Negative Rental History including: eviction, late payments, returned/bounced checks.
- Any Criminal History including misdemeanors, felonies, sex offenders, terrorist activity.

**\*\*Prospective Applications who do not meet the selection criteria may be approved with additional security deposit or with an approved Guarantor.**

In order to facilitate the application submittal and approval process involving multiple lease Applicants, the following will be applied:

- All applicants will be notified of a multiple application situation.
- All complete applications with fee will be processed by mysmartmove.com
- Landlords will provide all processed applications for reviews.
- A processed application that is reviewed by Landlords is NOT subject to refund.
- The decision of the accepted Lease Applicant is made solely by the Landlord.

Note:

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_