

Tenant Selection Criteria

Boom Real Estate

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. All occupants over the age of 18 must complete a separate online application and must pay a non-refundable \$49 application fee. In order to make this a smooth process, please note the following rental requirements and leasing procedures *prior to beginning the application process as approval is based on these factors*. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified. Once approved, you must take possession and establish utilities within 30 days. Minimum lease terms for all rental properties are one year.

The following items will be required for each applicant:

- Identification – Driver License, state issued I.D. or U.S. passport
- Copy of Social Security card

All Non-US citizen applicants must provide a U.S. Permanent Resident Visa valid through the term of the lease

- Verification of income – Three months of most recent pay stubs and four most recent months of personal bank statements if self-employed or receiving social security benefits, military benefits, or child support

- A picture of any pets and a copy of current vet records

The following dog breeds (and mixes thereof) are not accepted: Rottweilers, Doberman Pincers, Pit Bulls, Akitas, Chows, Perro de Presna Canarios, Wolfdog hybrids, Mastiffs or other breeds at the homeowner's discretion (please contact our office if unsure)

- Current and previous employer contact information
- Current and previous landlord contact information
- Dependent information

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report. Background check on all parties over the age of 18 living in the home.

2. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's

decision to lease the Property to you. Applicants with prior evictions or broken leases within the last five years will be denied.

3. **Current Income:** Landlord will ask you to verify your income as stated on your Lease Application. Applicant's gross monthly income must be equal or greater than three times the monthly rental rate for the Property. Monthly income must be verified by 4 current paycheck stubs or past 2 years of tax returns. Bank statements may be requested as additional proof of income.

4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, 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. If your application is denied based upon information obtained from your credit report, you will be notified. A credit score of 650 or higher is necessary for a standard security deposit. Applicants with credit scores of less than 650 may be asked to pay a higher deposit if they are approved.

5. **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.

All applications are considered on a case-by-case basis. If you have any concerns regarding the above-mentioned criteria, please contact our office before applying. Landlords reserve the right to deny applications in accordance with the Federal Fair Housing Act (FFHA) and the Fair Credit Reporting Act (FCRA).

I have read and understand the tenant screening criteria. I understand that the criteria is set by the property owner and can change at any time with notice.

Applicant Signature

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