Precision Realty & Management, LLC

TENANT SELECTION CRITERIA

It is the policy of Precision Realty & Management, LLC to evaluate each lease application on the following basis:

- Personal Requirements – Applicants must be 18 years old or older. Each prospective resident who is 18 years old or older must submit a separate application. Co-signers are not accepted.
- Occupancy Standards – Maximum bedroom occupancy is two persons per bedroom.
- Identification – We require clear, color copies of picture identification, such as driver's licenses or passports, and Social Security cards for all residents 18 years old and older.
- Credit History - We must check credit history. We use an income-to-debt ratio and look for any broken leases, evictions, bankruptcies, foreclosures, or monies owed to previous landlords. We require that bankruptcies be discharged or dismissed. Any monies owed to previous landlords must be paid, or arrangements must be made to pay (and be verifiable).
- Criminal History - We must check criminal history and do not accept applicants with active felony charges or felony convictions. We also do not accept applicants with certain misdemeanors (such as criminal mischief, theft by check, family violence, or drug-related offenses).
- Current Income – We must be able to verify current monthly income, and the joint gross monthly income of all tenants must be three times the market rent of the property.
- Employment Verifications - If an applicant has an employer, we must speak to a supervisory person who can verify income, position, and length of employment or speak to the supervisor and receive the three most recent paycheck stubs (which must show Y-T-D income). If an individual is self-employed, we require copies of the two most recent tax returns. We do not consider child support. Government or company retirement benefits must be verifiable through a copy of an annual statement of benefits.
- Rental History – We must receive verification of a good rental record from the most recent landlord. This includes timely payment history, good maintenance record, and proper notification. We may require rental verification from prior landlords.
- Inaccurate/Incomplete Information – Any inaccurate or incomplete information on the lease application will result in a denial of the application.
- Nondiscrimination – Our company will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.

These criteria are being provided in reference to the Property located at the following address:

_____**(Street Address)**

_____**(City, State, Zip)**

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The above criteria 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, you will be notified.

SIGNING THIS ACKNOWLEDGMENT INDICATES THAT YOU HAVE HAD THE OPPORTUNITY TO REVIEW PRECISION REALTY & MANAGEMENT, LLC's TENANT SELECTION CRITERIA. THE TENANT SELECTION CRITERIA MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED.

ADDENDUM TO TENANT SELECTION CRITERIA

Are you or is anyone who will reside at the property a current illegal abuser or addict of a controlled substance? ____

Have you or has anyone who will reside at the property ever been convicted of the illegal manufacture or distribution of a controlled substance or any felony? ____

_____ _____

Prospective tenant Date Agent of Owner Date

_____

Prospective tenant Date