

TENANT SELECTION CRITERIA

SIERRA VISTA REALTY, LLC

This criteria is being provided in reference to the Property located at the following address:

5617 Malmedy Rd, Houston, TX 77033

Pursuant to Property Code Section 92.3515, this Tenant Selection Criteria is being provided to you. The following constitute grounds upon which Landlord will base his decision to lease the Property to you. Based on the information you provide, Landlord may deny your application or may require a co-signer, 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. **Identification:** Provide a valid ID for all adults.
2. **Criminal History:** A criminal history check will be conducted to verify the information provided on the TAR Lease Application. A conviction or felony are an automatic denial.
3. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Evictions and broken leases are an automatic denial. 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.
4. **Current Income:** Provide one month of paystubs to confirm the income stated in the application. Minimum gross income should be 2 times the amount of the rent. For self-employed; 6 bank statements.
5. **Credit History:** Landlord will obtain a credit report, to verify your credit history. Minimum credit score is 580.
6. **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.
7. **Pets:** Must provide shot record and 2 recent pictures. No aggressive breeds and maximum weight 45lbs. Pet must be domesticated. Fee \$200 per pet. Monthly Rent \$25 per pet.
8. **Screening Fee:** Landlord will review application and once applicant is accepted he will email to the applicant the link to do start the screening process. This is a third-party company that charges \$49.99 to do background check.
9. **Deposit:** Deposit and Monthly payment upon move in date with approval of application and background check.
10. **Documentation:** if uncomfortable emailing the information you may deliver in person and do a paper application.