Tenant Selection Criteria

These criteria are provided in reference to the Property located at: **9713 Richcroft St, Houston, Texas 77029**

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following 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 or credit score, you will be notified.

To be considered for approval, all adults (18 years or older) must fully complete and submit a rental application, provide a valid social security number, and a copy of their driver's license or any other picture ID. Each "applicant" must also submit a $50.00 non-refundable processing fee to RentSpree. Any omissions, errors, or falsifications may result in denial of an application or terminate the right to occupy the rental home. Our decisions are based on the information provided by a third-party verification service at the time of application. We are not responsible for inaccurate information obtained. **All information obtained is kept confidential.**

1. **Current Income:** Applicant household income must be at least 3 times the monthly rent. Applicant must be employed and provide written proof of income. Proof of income may be paystubs (at least the three most recent paystubs), most recent year's tax returns, three most recent bank account statements, offer letter, and/or verification of employment and income directly from employer.

2. **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. A minimum FICO score of 625 is preferred. If a lower credit score is accepted, an additional deposit may be required.

3. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application.

4. **Previous Rental History:** Landlord will verify your previous rental history using the information provided by you on the Lease Application. Any applicant with an eviction, a broken lease, or owing another landlord money may result in a denial. If accepted, an additional deposit may be required.

5. **Failure to Provide Accurate or Complete 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.

6. **Prescreening**: If prescreen is desired, please send the following:

    - signed copy of Tenant Selection Criteria form;
    - completed TAR application for each adult;
    - color copy of identification (issued by any State or Federal authority);
    - proof of income; and
    - copy of Applicant's credit report. A free copy may be obtained at https://www.annualcreditreport.com.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord'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 denied, and your application fee will not be refunded.

Applicant Signature	Date	Applicant Signature	Date

I am currently [ ] working [ ] not working with a Real Estate Agent. If you are working with an agent, please complete the information below:

Agent's Name	Agent's Phone Number	Agent's Email Address