

Rental and Tenant Criteria

The following is the required criteria for tenant and rental consideration by the Landlord/Property Management for the property located at the stated address:

Property Address: 5422 Timber Creek Dr

Houston, TX 77017

Monthly Rent: 1550 Lease Term: Short Term Long Term (12 months+)

This document is required to be signed by Landlord and Applicant for application consideration.

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.

- 1. Criminal History:** Landlord will perform a criminal history check 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.
- 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.
- 3. Current Income:** Landlord requires that tenants monthly income equals to 2.5 times one month rent. The tenant applicant will provide at least 3 month(s) of recent paystubs to confirm income. If self-employed, Landlord will require 3 months of bank statements and 2 years of tax returns.
- 4. Other Income:** Including Child Support, Social Security or other will require 3 months' worth of Bank statements showing deposits and letter from the court and/or Social Security.
- 5. Identification:** Landlord requires a legible copy of a valid State ID for each Applicant 18 years or older.
- 6. Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, 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.

7. Applications must be received for all persons over 18 years or older that will occupy the property. The fee for each applicant is 50 per applicant.

8. Failure to Provide Accurate Information on the Application: Your failure to provide accurate information on your application or any information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

9. Other:

PROPERTY APPLICATION REQUIREMENTS

MONTHLY RENT: Rent is due on the first day of the month.

SECURITY DEPOSIT: \$ 1550

LATE FEES: Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due.

(1) an initial late charge equal to (check one box only): (a) \$ 75.00 OR (b) _____ % of one month's rent; and

(2) additional late charges of \$ 10 per day thereafter until rent and late charges are paid in full.

UTILITIES: All utilities to be paid by Tenant except: Tenant responsible for all utilities

GUEST: Number of days guest permitted on Property: 15

VEHICLES: Number of vehicles permitted on Property: 2

TRIP CHARGE: \$ 75 (for repair request appointment where tenant does not arrange unit access)

KEYBOX ACCESS: Authorized during last 45 days of lease. Early withdrawal fee: \$ 500

INVENTORY AND CONDITION FORM: To be delivered within 7 days after execution of lease to Landlord.

YARD MAINTENANCE: To be maintained by: landlord; Tenant; a contractor chosen and paid by Tenant; or Contractor Name _____ paid by Tenant. (supply contractor contact information)

OTHER AMENITIES: If applicable

Pool/Spa To be maintained by: landlord; Tenant; a contractor chosen and paid by Tenant; or Contractor Name _____ paid by Tenant.
(Supply contractor contact information)

Animals: not permitted permitted with the following restrictions (size, weight, number, type): Weight limit Number of Pets Breed exclusions:

1 pet with weight limit of 40lb and no aggressive breeds

(1) If an animal is permitted, Landlord requires the tenant to sign an animal agreement and requires:

- A: An animal deposit of \$_____ in addition to the security deposit.
- B: the monthly rent to be increased by \$_____
- C: a one-time, non-refundable payment of \$_____ 500

(2) Animal violation charges (whether animal is permitted or not permitted): (a) an initial charge of \$_____ 75 _____; and (b) \$_____ 10 _____ per day thereafter.

ASSIGNMENT / SUBLETTING: NOT PERMITTED PERMITTED

OTHER:

Any appliances or other that need repairs due to tenant negligence will be the paid by the tenant. Landlord will be responsible for normal wear and tear with a 7 day response time for non emergency items

REPAIRS: Appliances or items that will not be repaired: _____ N/A

Note: The tenant will be responsible for repair cost incurred if appliances are not maintained and/or operated for other purposes than intended.

Required Signature by All Applicants.

Landlord(s) Signature and Date: Alyssa Hashem dotloop verified
04/21/26 10:37 AM CDT
YZFX-HKGG-ALPW-SUM2

Applicant(s) Signature and Date: _____