

## Tenant Selection Criteria

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. If your application is denied based upon information obtained from your credit report, you will be notified. 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 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 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 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 property to you.
3. **Current Income:** Landlord may ask you to verify your income as stated on your lease application. Depending upon the rental amount being asked for the property, the sufficiency of your income along with the ability to verify the stated income, may influence the Landlord's decision to lease the property to you. Landlord requires that Applicant document a monthly income of **at least 3 times the rent by providing at least 2 month(s) of recent paystubs**. 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 past 2 month's bank statements showing deposits or a letter from a court, Social Security Administration or a financial professional.
5. **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 the report. If your application is denied based upon information obtained from your credit report, you will be notified.
6. **Applications** and a clear copy of a **driver's license** or other government ID must be received for all persons 18 years or older who will occupy the property. Application fee varies by third party company.
7. **Failure to Provide Accurate Information in Application:** 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 the considered applicant.

8. **Other:** Landlord prefers minimum credit score of 650.

Signing this acknowledgment indicates that you have had the opportunity to review the Landlord's tenant selection criteria, which 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 may not be refunded.

Landlord(s) Signature and Date: \_\_\_\_\_

*Tiffany Harel*

dotloop verified  
05/13/26 4:04 PM CDT  
XHSD-XFAJ-XKCL-JPBH

Tenant(s) Signature and Date: \_\_\_\_\_

Landlord also requires the following acceptance by prospective tenant prior to application:

- A. Monthly Rent: Due on the  first day of the month  \_\_\_\_\_.
- B. Late Charges: Time at which late charges are incurred: 11:59 p.m. on the 3rd day after the date on which rent is due.
  - (1) Initial Late Charge:  (a) \$ 75.00  (b) \_\_\_\_\_ % of one month's rent.
  - (2) Additional Late Charges: \$ 10.00 per day thereafter.
- C. Pets:  not permitted  permitted with the following restrictions (*size, weight, number, type*): \_\_\_\_\_  
 case by case basis

- (1) If a pet is permitted, Landlord requires the tenant to sign a pet agreement and requires:
  - (a) a pet deposit of \$ \_\_\_\_\_ in addition to the security deposit.
  - (b) the monthly rent to be increased by \$ 25.00 per pet
  - (c) a one-time, non-refundable payment of \$ 350.00 per pet
- (2) Pet violation charges (whether pet is permitted or not permitted): (a) an initial charge of \$ 500.00  
 and b) \$ 50.00 per day thereafter.

D. Security Deposit: \$ ; one month's rent

E. Utilities: All utilities to be paid by Tenant except: n/a

F. Guests: Number of days guests permitted on Property: 7

G. Vehicles: Number of vehicles permitted on Property: 3

H. Trip Charge: \$ 100.00

I. Key box: Authorized during last 60 Days of lease: Early Withdrawal Fee \$ equal to 1 month's rent

J. Inventory and Condition Form: To be delivered within 7 days

K. Yard: To be maintained by:  Landlord;  Tenant;  a contractor chosen and paid by Tenant; or  
 \_\_\_\_\_ (contractor) paid by Tenant


L. Pool/Spa: To be maintained by:  Landlord;  Tenant;

M. Repairs: Emergency phone number for repairs: \_\_\_\_\_  
 Appliances or items that will not be repaired: Appliances/Items to be repaired at Landlord's discretion

N. Special Provisions: Tenant to provide proof of renter's insurance showing Landlord as "additional interested party" prior to move in date

- O. Assignment, Subletting and Replacement Tenant Fees:
  - (1) If procured by tenant:  (i) \$ \_\_\_\_\_; or  (ii) \_\_\_\_\_ % of one month's rent.
  - (2) If procured by landlord:  (i) \$ \_\_\_\_\_; or  (ii) \_\_\_\_\_ % of one month's rent.

P. Other: Add'l Special Provisions: Tenant to have home professionally cleaned upon move-out, with receipt provided within 3 days of lease term end date. Tenant to pay up to \$100 towards any repairs outside the parameter of Landlord Required Repairs Lease 15.D.

Landlord(s) Signature and Date:  dotloop verified  
05/17/2020 4:08 PM CDT  
MVID-FRHM-FS1A-HWDN

Tenant(s) Applicant Signature and Date: \_\_\_\_\_