

# Lease Application Criteria

## Tenant Selection Criteria Notice to Applicant(s)

Pursuant to Property Code Section 92.3515

Landlord's Selection Criteria:

- Gross monthly Income must be 3X the monthly rental amount and verified by paystubs/bank statements.
- Debt to income ratio of 40 % or less.
- Favorable employment history including a minimum of two years of consecutive employment ● Favorable rental history
- Minimum credit score of 650 credit score and consistent on-time payment History- *Will be verified once the landlord determines to start screening*
- Criminal history will be evaluated. ● Non-smokers only
- Pets on a case by case basis and must be approved by the landlord

### GROUNDS FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

- Invalid social security number, invalid driver's license, or false information on the application.
- Insufficient Income and/or negative employment History
- Negative Rental History including: eviction, late payments, returned/bounced checks, balance owed to Landlord, Lease violations, Landlord complaints, or property damage.
- Negative credit history including repossession, eviction, foreclosure.
- Criminal history: The application may be rejected if any applicant (resident or occupant) has been indicted, arraigned, or convicted of any of the following reported criminal related reasons.
  - Felony, terrorist related conviction, illegal drug related conviction\*
  - Theft or any crimes involving theft\*
  - Any prosecution related conviction\*
  - Any sex related, misdemeanor conviction involving crime against person or property\*  
Any crime involving a minor\* \* **(within the last 10 years)**
- Pets that are not approved due to breed, size, or temperament.
- Rude, disrespectful, aggressive, unprofessional or unruly behavior during the application process.

***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 rejected and your application fee will not be refunded.***

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_