

Tenant and Rental Criteria

This tenant and rental criteria is being provided by the Landlord only in reference to the Property located at the following address:

2351 West Settler's Way

(Street Address)

Spring, TX 77380

(City, State, Zip).

This property is ☐ or is not ☒ in a 100 Year Floodplain.

This property has ☐ or has not ☒ flooded at least once within the previous five years.

It must be signed by Landlord and Tenant before acceptance of application.

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 on you 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 Tenant must document at least 3 times the rent as their monthly income. The Tenant Applicant must provide at least 3 month(s) of recent paystubs. If self-employed, Landlord will require 12 months of bank statements and 1 years of tax returns.
4. **Other Income:** Including Child Support, Social Security or other will require 3 months' worth of Bank statements showing deposits a letter from the court, Social Security or Financial Professional.
5. **Landlord requires a clear copy and readable Driver's License 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 18 years or older that will occupy the property. The fee for each Applicant is \$48.

8. **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.

9. **Other:**

Landlord Requirements

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) \$ 50.00 ; ☐ (b) % of one month's rent.

(2) Additional Late Charges: \$ 20.00 per day thereafter.

C. Animals: ☐ not permitted ☒ permitted with the following restrictions (size, weight, number, type):
Case by case with pet interview

(1) If an animal is permitted, Landlord requires the Tenant to sign an Animal Agreement and requires:

☒ (a) an Animal Deposit of \$ TBD in addition to the Security Deposit.

☒ (b) the monthly rent to be increased by \$ TBD.

☒ (c) a one-time, non-refundable payment of \$ TBD.

(2) Animal violation charges (whether animal is permitted or not permitted): (a) an initial charge of \$ 250.00 ; and (b) \$ 50.00 per day thereafter.

D. Security Deposit: \$ One month's rent

E. Utilities: All utilities to be paid by Tenant except: Water and Trash

F. Guests: Number of days guests permitted on Property: Notify Landlord if longer than 14 days

G. Vehicles: Number of vehicles permitted on Property: Two (2)

H. Trip Charge: \$ 75.00

I. Keybox: Authorized during last 45 days of lease; Early Withdrawal Fee \$ 45 days of Rent

J. Inventory and Condition Form: To be delivered within 10 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; ☐ a contractor chosen and paid by Tenant;
• ☐ (contractor) paid by Tenant; or
• ☒ N/A

M. Repairs: Emergency phone number for repairs: Provided with Executed Lease Agreement

Appliances or items that will not be repaired: Refrigerator, Washer, Dryer

N. Special Provisions: No Section 8. No Roommates. No Corporate Leasing. Credit Score must be 625+

O. Assignment, Subletting and Replacement Tenant Fees:

(1) If procured by Tenant: ☐ (i) \$ N/A ; or ☐ (ii) N/A % of one month's rent.

(2) If procured by Landlord: ☐ (i) \$ N/A ; or ☐ (ii) N/A % of one month's rent.

P. Other:

Tenant to change out Air Filters, Replace Light bulbs with same bulb type, Clean out Dryer Vent.

Maintain Yard - water back flower beds and trim when needed. Professionally clean home at move out and provide paid receipt to Landlord.

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

Landlord(s) Signature and Date:

<i>Dona Angell, Trustee</i>	dotloop verified 07/16/26 8:17 AM CDT JZT5-GNZK-JH5J-38EI	<i>Russell W Angell, Trustee</i>	dotloop verified 07/16/26 8:18 AM CDT WHTP-JIVQ-E0Z6-5VOH
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Tenant(s) Applicant Signature and Date:

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