TENANT SELECTION CRITERIA

Property Address	1937 Prairie Creek Drive, Pearland, Texas 77581 (Brazoria County)
Owner / Landlord	Represented by Melissa Roberts, Real Broker, LLC
Monthly Rent	$2,450.00 long term | $2,950 furnished
Security Deposit	$2,450.00 | $2,950 furnished
Application Fee	$50.00 per applicant (each occupant age 18 or older), non-refundable
Date Available	September 15, 2026

The following tenant selection criteria apply to all rental applications submitted for the above property. This notice is provided so that applicants may review the standards used to evaluate applications before applying. Meeting these criteria does not guarantee approval, and the Owner/Landlord retains discretion to evaluate each application individually and in accordance with fair housing law.

1. How to Apply

- All occupants age 18 or older must submit a separate, individual rental application through RentSpree: https://apply.link/vTz9wBw.
- All applicants with a pet or animal must also complete a profile through PetScreening: https://3keys.petscreening.com, including applicants requesting a reasonable accommodation for an assistance/service animal (no fee applies to assistance animals).
- Each applicant must email a copy of their government-issued photo ID and their three (3) most recent paycheck stubs (or equivalent proof of income) to the listing agent at melissarobertstx@gmail.com.
- A non-refundable application fee of $50.00 per applicant applies - paid at time of application to Rentspree.
- Applications are processed in the order received. Incomplete applications (missing documentation, fees, or screening steps) will not be processed until complete.

2. Income Requirements

- Combined gross monthly household income must equal at least three (3) times the monthly rent (i.e., at least $7,350.00/month for this property).
- Acceptable proof of income includes recent pay stubs, 1099s/W-2s/tax returns for self-employed applicants, or written award/benefit letters for other verifiable income.
- Income that cannot be verified will not be counted toward this requirement.

3. Credit History

- Applicants must have a minimum credit score of 650.
- Credit history (including collections, judgments, and bankruptcies) is reviewed as part of the overall application and may be a basis for denial or for requiring an additional deposit or other conditions of approval.

4. Rental History

- Applicants must provide at least two (2) years of verifiable rental history where applicable, including current and prior landlord references.
- Rental history must show on-time rent payment, compliance with lease terms, and appropriate notice when vacating prior residences.
- Any prior eviction, an unverifiable rental history, or a negative reference from a current or previous landlord is grounds for denial.

5. Criminal History

- A criminal background check is conducted for all applicants and occupants 18 years of age or older.
- Any criminal background, including any conviction for a sex offense, is grounds for denial of the application.

6. Identification

- A valid, government-issued photo ID is required from each applicant and occupant age 18 or older.
- Information provided on the application must be true, current, and complete. Any false, misleading, or omitted information is grounds for denial.

7. Occupancy Guidelines

- Occupancy is limited to two (2) persons per bedroom, not to exceed six (6) occupants total for this property.
- All persons who will occupy the property must be listed on the lease.
- All occupants age 18 or older are subject to the same application and background check requirements as the primary applicant.

8. Renter's Insurance Requirement

- Tenant is required to obtain and maintain, for the entire term of the lease, a renters insurance policy providing personal liability coverage of at least $100,000, with the property owner and managing broker named as an "interested party" or "additional interested party" on the policy. Proof of active coverage must be provided prior to move-in and upon each policy renewal. Failure to obtain or maintain the required coverage is a violation of the lease and grounds for denial of the application or, if discovered after move-in, a breach of the lease.

8. Pets and Animals

- Pets are considered on a case-by-case basis.
- A pet deposit of $250.00 per approved pet applies, in addition to the monthly pet rent described in Section 9.
- Assistance and service animals are not considered pets and are accommodated as a reasonable accommodation under fair housing law; no pet fee, pet rent, deposit, breed restriction, or weight restriction applies to assistance/service animals.

9. Pet Screening Criteria

- ALL applicants must complete a profile through PetScreening (https://3keys.petscreening.com) as part of the application process, regardless of whether the applicant has a pet.

Pet Restrictions

- No pets under one (1) year of age.
- No pets over 100 lbs.
- A maximum of two (2) house-trained pets per household.
- No pit bulls or pit bull mixes.

Monthly Pet Rent — Primary Pet Pricing (by FIDO Score)

FIDO Score	Monthly Pet Rent
0 paw	No Approval
1 paw	$75
2 paw	$50
3 paw	$35
4 paw	$25
5 paw	$15

The pet restrictions and pet rent above do not apply to assistance/service animals, which are accommodated under fair housing law regardless of breed, weight, or number, as described in Section 8.

10. Smoking Policy

- This is a smoke-free property. Smoking of any kind (including e-cigarettes/vaping) is not permitted inside the home or anywhere on the premises.
- All applicants and occupants must agree to comply with this smoking policy as a condition of the lease.

11. Summary — Grounds for Denial

An application may be denied for one or more of the following reasons, among others:

- False, incomplete, or unverifiable information on the application.
- Insufficient or unverifiable income relative to the rent amount (less than 3x the monthly rent).
- Credit score below 650, or adverse credit history.
- Insufficient, unverifiable, or negative rental history, including any prior eviction.
- Any criminal background, including a conviction for a sex offense.
- Negative reference from a current or prior landlord.
- Inability to verify identity.

12. Equal Housing Opportunity

This property is offered in compliance with all applicable federal, state, and local fair housing laws. It is our policy to comply with the Federal Fair Housing Act, the Texas Fair Housing Act, and all applicable local fair housing ordinances. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status, disability, or any other characteristic protected by applicable law.

13. Applicant Acknowledgment

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria and the landlord's basis for denial of an application, which may include your criminal history, previous rental history, current income, credit history, or failure to provide accurate or complete information.

Applicant Name	Signature	Date
Applicant Name	Signature	Date
Applicant Name	Signature	Date
Applicant Name	Signature	Date

MR

979-373-1221 | melissarobertstx@gmail.com