



LANDLORD'S TENANT SELECTION CRITERIA

PROPERTY

10053 WESTPARK DR #314, HOUSTON, TX 77042

Provided in accordance with Texas Property Code §92.3515

IMPORTANT LEGAL NOTICE

At the time a rental application is provided, the landlord is required by Texas Property Code §92.3515 to make available to the applicant a printed notice of the landlord's tenant selection criteria and the grounds on which the application may be denied, including criteria relating to criminal history, previous rental history, current income, credit history, and failure to provide accurate or complete information. The applicant must sign an acknowledgment that the notice was made available. If the acknowledgment is not signed, the statute provides a rebuttable presumption that the notice was not made available. The acknowledgment must contain a statement substantively equivalent to the statutory language included at the end of this document.

TENANT SELECTION CRITERIA

1. INCOME REQUIREMENT

The combined gross monthly income of the applicant(s) must be at least three (3) times the monthly rent. For this property, the minimum combined gross monthly income is \$2,940.00 gross monthly income. Applicants with traditional employment should provide their 3 most recent pay stubs, if available. Applicants with other sources or forms of income may provide alternative documentation reasonably sufficient to verify income.

2. CREDIT HISTORY

A minimum credit score of 650 is required. Credit screening will be conducted through RentSpree as part of the application and screening process. Credit information supplied by an applicant may be subject to verification through the screening process.

3. RENTAL HISTORY

Applicants must provide at least two (2) years of continuous rental history. Rental history may be verified with current and/or previous landlords. Applicants must provide complete and accurate landlord contact information when requested.

4. EMPLOYMENT HISTORY

Applicants must provide complete and accurate employment history as requested through RentSpree, including applicable current and prior employment information. The employment history requirement is based on the information requested through the application process and is not stated as a separate fixed minimum employment period.

5. APPLICATION FEE

Each potential occupant age 18 and older, including dependents, must submit an application. The application fee is \$49.99 per applicant, payable through RentSpree. The application fee is non-refundable, except as required by applicable law.

6. ACCURATE AND COMPLETE INFORMATION

All information required by the application and screening process must be complete, accurate, and truthful. Applicants must provide valid and usable contact information for employers and landlords when requested. Providing inaccurate, incomplete, or misleading information may result in rejection of the application.

7. CRIMINAL HISTORY

A criminal background screening may be conducted through the screening process. Criminal-history information, if obtained, will be considered in accordance with applicable federal, state, and local law and applied consistently and without discrimination. This criterion does not create an automatic denial for every criminal record.



PROPERTY / LEASE REQUIREMENTS

REQUIREMENT	DETAIL
MONTHLY RENT	\$980.00
SECURITY DEPOSIT	\$980.00
ANIMALS	No animals are permitted under the landlord’s lease requirements, except for assistance animals that must be accommodated as required by applicable law.
RENTER’S LIABILITY INSURANCE	Minimum \$100,000 liability coverage is required under the lease terms.
UTILITIES	Tenant pays all utilities except water, sewer, trash, landscaping, and pool maintenance, as provided in the lease.
APPLICATION PLATFORM	RentSpree

FAIR HOUSING / CONSISTENT APPLICATION

These criteria are intended to be applied consistently to all applicants and in compliance with applicable fair housing and other laws. No applicant will be evaluated differently because of a protected characteristic under applicable law.

APPLICANT ACKNOWLEDGMENT

By signing below, the applicant acknowledges that the landlord’s tenant selection criteria above were made available for review in connection with the rental application.

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 Signature

Date

Applicant Signature

Date

LANDLORD / AUTHORIZED REPRESENTATIVE

Sergio Treviño

dotloop verified
09/04/26 8:46 PM CDT
9AUA-XFHB-NGVD-X67P

Date

Sandra Treviño

dotloop verified
09/04/26 8:59 PM CDT
QTY5-TOCP-W98Y-G4Q3

Date