



RENTAL CRITERIA

This criteria is being provided by the Landlord only in reference to the property located at the following address:

2202 Cherrybrook Ln (Street Address)

Pasadena, TX 77502 (City, State and Zip Code)

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. Only Applicants that are 18 years old or over will be considered.

1	Residential Lease Application	Provide a complete and signed TAR Residential Application for each Applicant. Provide a clear and readable Social Security Card or ITIN Letter copy for each applicant.
2	Identification	Provide a clear, readable and non-expired Driver's License, ID or Passport copy for each applicant.
3	Income	Income must be <u>3</u> times the rent. Landlord requires the following documentation: If W2 (Employed by a company): <u>1</u> month of most recent paystubs. <u>1</u> year of most recent Income Tax Returns. <u>1</u> most recent Bank Statement (has to show funds) If 1099 (Self-Employed): <u>3</u> months worth of most recent Bank Statements <u>1</u> year of most recent Income Tax Returns. If other type of income is received, provide: <u>6</u> months' worth of Bank Statements showing deposits and related letters depending on the type of income
4	Rental History	Landlord will verify your previous rental history using the information provided on the Lease Application.
5	Credit History	Landlord will obtain a Credit Report. Minimum Credit Score Required: <u>640</u>
6	Criminal & Eviction History	Landlord will perform a criminal and eviction check on potential Tenants.
7	Assets	Landlord requires proof of funds needed to cover rent, deposit, pet deposit, and/or any additional months of rent paid in advance. Tenant to provide a copy of their latest bank statement.
7	Tenant Alert Screening	E-mail ALL documents listed above and each Applicant's E-mail address to: ALAN@HOMEEXPERTSTEAM.COM . Please have tenant(s) sign the KW Model Tenant Criteria with their application.

The Landlord will verify the information provided by the Tenant(s). These criteria constitute grounds upon which the Landlord will be **basing the decision** to lease the property to you. Based on the information/documentation you provide, Landlord may approve, deny, your application or may request additional information/documents.