

Tenant Selection Criteria

3608 Amos Street · Houston, Texas 77021

Who applies

Every intended occupant age 18 or older must submit a separate RentSpree application, whether or not their income is used to qualify. Identify all intended occupants. Each adult must authorize screening and provide requested identification and supporting documents. A guarantor must also apply and be screened.

Complete household application

The household application is complete when every adult applicant has applied, paid the disclosed screening fee, supplied requested information, and the selected reports are available. Only complete household applications are presented to the landlord. Applying does not reserve the home or guarantee approval.

Rental history

Good rental history; no evictions, per the landlord's criteria. Payment history and prior lease performance are reviewed. Unpaid rent, repeated late payments, material lease violations or documented damage may affect approval.

Credit history, debts and bankruptcy

There is no minimum credit score. Current debt obligations, payment history, past-due debts and collections, especially unpaid housing obligations, may affect approval. Bankruptcy is reviewed case by case. Limited credit history does not automatically prevent approval.

Criminal history and application accuracy

Relevant, verified criminal history bearing on the safety of people or property is considered in context, including the nature, severity and age of the conduct and relevant explanations. An arrest alone is not an automatic denial. Materially inaccurate or incomplete information may affect approval if it cannot be clarified or verified.

Screening fee

\$49.99 for each intended occupant age 18 or older, paid directly to RentSpree. A guarantor must also complete screening and pay the \$49.99 fee directly to RentSpree.

Furnished home and inventory

The home is offered furnished. Before signing, the parties must agree on the included furniture, appliances and other items, any exclusions, and any approved changes. A room-by-room inventory with condition photos will be attached to the lease. Listing photos are not the final inventory. Any partly furnished or unfurnished arrangement requires written landlord approval.

Care of furnishings

The lease will address care of furnished items, repair responsibilities and move-out condition. No removal, disposal, substitution or off-site storage of landlord-owned items without written permission. Damage or missing items beyond normal wear may result in lawful charges under the lease; ordinary wear is not treated as tenant-caused damage. Repair or replacement for normal-use failure must be addressed in the lease.

Lease terms

The lease term and security deposit are set out in the lease. Smoking is not permitted in the home.

Pets and reasonable accommodations

Pets are considered case by case. The current listing specifies a minimum \$300 pet deposit; the approved amount and any restrictions must be disclosed before application. Assistance animal requests are considered separately as reasonable accommodations; pet deposits, pet fees and pet restrictions do not apply to approved assistance animals.