BLAVESCO
Blavesco, Ltd.

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Blavesco, Ltd. - Resident Selection Criteria

Applicant qualifications

PLEASE READ -

1. Equal Housing Opportunity

Blavesco, Ltd. and the property owner comply with applicable federal, Texas, and local fair housing laws. Housing is offered without discrimination because of race, color, religion, sex, national origin, familial status, disability, or any other status protected by applicable law. Reasonable accommodation requests will be considered as required by law.

2. Applications

- Each prospective tenant or occupant age 18 or older, including a spouse, must submit a complete rental application.
- A government-issued photo ID and a non-refundable online application fee of $65.00 per adult are required.
- A Social Security number or other information reasonably required by the screening provider may be required for identity and credit verification, subject to applicable law.
- Management may verify identity, income, employment or other income sources, rental history, credit history, and criminal history as permitted by law.
- False, materially misleading, incomplete, or unverifiable information may result in denial.
- Applications are not approved until management gives actual notice of approval.

3. Income and Ability to Pay

- Combined verifiable gross monthly income should generally equal at least three (3) times the monthly rent (approximately 33% rent-to-gross-income).
- Income must be stable and verifiable. Management may request documentation appropriate to the source of income.
- Self-employed applicants may be asked to provide recent bank statements, tax returns, or other reliable documentation reasonably necessary to establish income.
- Other lawful income used to qualify must be supported by reliable third-party or other reasonable documentation.
- If income needed to qualify cannot be verified, the application may be denied.

4. Rental and Residence History

Management may verify prior rental or residence history. Relevant documented factors may include:

- Unpaid rent, damages, or other lawful amounts owed to a current or former housing provider;
- Repeated material late payment of rent;
- Material lease violations, unauthorized occupants, or unauthorized pets;
- Documented disturbances or conduct materially interfering with the safety, property, or quiet enjoyment of others;

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- Property damage beyond ordinary wear and tear;
- Prior eviction judgments, lease terminations, or non-renewals based on material lease violations, when relevant and permitted by law; and
- Other reliable rental-history information reasonably related to the applicant's ability and willingness to comply with the lease.

5. Credit History

A consumer report and other lawful credit information may be reviewed to determine whether an applicant demonstrates the ability and willingness to meet rental obligations. Relevant factors may include payment history, housing-related debt, utility-related debt, collections, judgments, repossessions, and other credit information reasonably related to tenancy. Credit criteria will be applied consistently and in accordance with applicable law.

6. Criminal History

Criminal history may be considered only as permitted by applicable law and as reasonably related to legitimate interests in protecting persons and property. A criminal record does not automatically result in denial.

- An arrest by itself will not be treated as proof that criminal conduct occurred.
- Management may consider the nature and severity of the conduct, the disposition of the matter, how much time has passed, and the conduct's relevance to the safety of persons or property.
- Sealed, expunged, or otherwise legally restricted records will not be considered when prohibited by law.
- Applicants may provide information showing that a record is inaccurate or incomplete and may provide relevant mitigating information.
- Criminal-history standards will be applied consistently and without discrimination based on a protected characteristic.

7. Security Deposit

The security deposit is a minimum of one (1) month's rent and is subject to application approval. The final deposit amount may be higher when lawful and when an applicant does not fully satisfy a waivable financial, credit, income, or rental-history criterion. Any increased deposit will be determined using consistent, nondiscriminatory standards and will not be based on a protected characteristic or on the fact that an applicant requested a reasonable accommodation.

8. Pet Policy

Pets are subject to property owner and management approval. If a pet is approved, a minimum $350 non-refundable pet fee per pet is required, plus monthly pet rent per pet, as set for each property. The final pet fee may be higher depending on the pet and the owner's approval. All pets must be disclosed and approved before occupancy. Property-specific pet restrictions may apply. This Pet Policy applies to pets. Requests involving disability-related animals are evaluated separately under the reasonable-accommodation provisions below.

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9. Service Animals, Trained Assistance Animals, and Emotional Support Animals (ESAs)

Blavesco distinguishes trained service/assistance animals from untrained emotional support animals. An animal's label, certificate, vest, registration, identification card, or online designation does not by itself determine whether a requested animal-related accommodation must be granted.

A. Service Animals / Trained Assistance Animals

When an animal is individually trained to perform work or tasks directly related to a person's disability, management will evaluate any requested exception to the Pet Policy as a reasonable-accommodation request under applicable law. When the disability and the animal's qualifying work or task are not apparent, management may request information permitted by applicable law to evaluate the request. Management will not require a purchased certificate, registration, or proof of professional training merely because a reasonable accommodation is requested.

B. Emotional Support Animals (ESAs) / Untrained Support Animals

An ESA or other untrained support animal is not the same as a trained service or assistance animal. Emotional support, comfort, companionship, or therapeutic benefit is distinct from individually trained work or tasks. A request for an exception to the Pet Policy for an ESA or other untrained support animal will be evaluated individually as a request for reasonable accommodation. An ESA designation does not automatically establish that every requested exception to the Pet Policy is reasonable or necessary. When the disability and/or disability-related need is not readily apparent or already known, management may request reliable information reasonably necessary to evaluate whether the requested accommodation is required because of a disability and whether there is an identifiable relationship between the disability and the requested accommodation.

C. Documentation and Requests

- A reasonable-accommodation request may be made orally or in writing and is not required to be submitted on a particular management form.
- Management may provide an optional form to help process a request.
- Management will not require disclosure of a diagnosis, detailed medical records, or information beyond what is reasonably necessary to evaluate the accommodation request.
- A purchased ESA certificate, registration, identification card, or internet document obtained solely by completing a questionnaire does not by itself establish that a requested accommodation is required.
- Each request will be evaluated on its individual facts under the law and guidance applicable at the time of the request.

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D. Pet Charges and Animal-Related Accommodations

Ordinary pets are subject to the Pet Policy and its applicable fees and monthly pet rent. For a disability-related animal, any request to waive a pet fee, pet rent, deposit, animal restriction, or other Pet Policy requirement will be evaluated as part of the reasonable-accommodation request under applicable law. Blavesco will not impose a pet charge when waiver of that charge is required as a reasonable accommodation. Residents remain responsible for the care and control of any animal and for actual damage caused by the animal to the extent permitted by law. A requested accommodation may be denied when permitted by law, including when the request would impose an undue financial and administrative burden, fundamentally alter the housing provider's operations, or when reliable objective evidence establishes a direct threat or substantial property-damage risk that cannot be sufficiently reduced by another reasonable accommodation.

10. Occupancy

Occupancy limits will be established for each property based on the property's size and configuration, applicable building and housing codes, and fair housing requirements. All occupants must be disclosed as required by the application and lease.

11. Application Decision and Property Availability

Management will notify applicants of approval or denial using the contact information supplied with the application. Applicants should not assume approval until actual notice of approval is received. Application processing may be delayed when information cannot be promptly verified. Subject to applicable law and the disclosed application process, the property may remain available until an approved applicant timely accepts the rental terms, pays required funds, and signs the lease. Required deadlines and payment instructions will be provided upon approval.

12. Texas Tenant Selection Criteria Notice

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.

13. Rent Collection

Rent is collected through Blavesco's online resident system. Approved residents will receive instructions for account setup and available payment methods.

14. Acknowledgment

Completing an application acknowledges that these Resident Selection Criteria were made available for review before or at the time the rental application was provided and that the applicant has had an opportunity to review them.

15. PetScreening Requirement Upon Approval

Upon approval of a rental application, all tenants are required to complete a profile through PetScreening, regardless of whether they have a pet, assistance animal, or no animal. https://blavescoltd.petscreening.com/

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