



14010 Alice Road, Tomball, Texas 77377  
(832) 562-3600 Fax (832) 562-3333  
www.rentlifepm.com

## Tenant Selection Criteria

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified. Once approved, you must take possession and establish utilities within 30 days. The minimum lease terms for all rental properties are one year.

**\*\* Pet Owners \*\* Register pets on the previous page before moving forward.**

If you have pets, you are required to complete a pet registration before moving forward with your rental application. This is a non-refundable service, even if your application is not selected or if you are not approved. Once you are registered, you will have an account so that you may share your pet profile with future landlords. All pets must be registered. The first pet is \$ 20 to register, an additional pet \$ 15.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental History:** Landlord will **require verification of your current and past 2 years of rental history** using the information provided by you on the Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence the Landlord's decision to lease the Property to you. If you lease from **an individual**, the landlord **WILL** require canceled checks or bank statements to prove rental history. Handwritten receipts are **not** acceptable. Applicants with prior evictions or broken leases within the last three years will be denied.
3. **Current Income:** Landlord will ask you to verify your income, as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency, or your income along with the ability to verify the stated income may influence the Landlord's decision to lease the Property to you. The landlord wants to see 3- times the rental rate in total monthly income. Monthly income must be verified by check stubs or tax returns.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (**CRA**) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained from this report. If your application is denied based upon information obtained from your credit report, you will be notified. A credit score of 650 or higher is necessary for a standard security deposit. Applicants with credit scores of less than 650 may be asked to pay a higher deposit if they are approved. **Chapter 7 Bankruptcies and Judgements from previous Landlords are an automatic denial.**
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by Landlord when deciding to lease the Property to you.

Signature \_\_\_\_\_

