

## TENANT SELECTION CRITERIA

The tenant selection criteria is being provided in reference to the Leased Premises located at \_\_\_\_\_.

Pursuant to the Texas Property Code Section 92.3515, the following selection criteria are being provided to you. The following information provides the basis upon which the Landlord will make the decision to either rent or not rent the property to you. If your rental application is denied based upon information obtained from your credit report, you will be notified.

**1. Credit History:** The Landlord will obtain a credit report from a Credit Reporting Agency. This will verify your credit history. The Landlord's decision to rent the property to you may be based on the information contained within this report. If your rental application is denied due to the information contained in your credit report, you will be notified.

**2. Prior Rental History:** The Landlord will verify your prior rental history using the information you have provided on the rental application. Failure to provide the requested information, providing inaccurate information or Landlord receiving unfavorable information upon contacting prior landlords may influence the Landlord's decision to rent the property to you.

**3. Criminal History:** The Landlord will perform a criminal history investigation in order to verify the information you have provided on the rental application. Landlord's decision to rent the property to you may be influenced by information contained in the criminal investigation.

**4. Current Income:** The Landlord may ask for verification of your income as provided in the rental application. The rent amount for the property, the sufficiency of your income along with your ability to verify the income, may influence the Landlord's decision to rent the property to you.

**5. Failure to Provide Accurate Information:** Failing to provide accurate information in your rental application or providing information that Landlord cannot verify will be considered by the Landlord when making the decision to rent the property to you.

Signing this acknowledgement 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 Name (Printed) \_\_\_\_\_.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Name (Printed) \_\_\_\_\_.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Name (Printed) \_\_\_\_\_.