



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 decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

1. **Criminal History:** Landlord will perform a national 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 verify your previous rental history and any eviction history using the information that you provided on your Lease Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to Lease the Property to you.
3. **Current Income:** Landlord will verify your employment and income. Household income must exceed three times the stated monthly rent. Applicant must provide sufficient proof of income as stated on the application.
4. **Credit History:** Landlord will obtain a Credit Agency Report commonly known as a credit report, in order to verify your credit history. Landlord's decision 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.
5. **Failure to Provide Accurate Information on Application:** Your failure to provide accurate information on your Lease Application or your provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.
6. **Pets:** Pets are on a case by case basis and the decision to lease to with your pet is solely at the discretion of the Landlord. Landlord will not lease to applicants with dogs of the following but not limited to breeds or dogs mixed with the following breeds: Pit Bull, Rottweiler, Chow, Dalmatian, and Mastiff.

**In multiple application situations. Landlord will make final applicant decision. In this situation rejection of applicant may not be due to applicant criteria. Application fees are non-refundable.**



## Tenant Application Agreement

All applications are processed once the application package is completed and presented to the landlord.

- A non-refundable application fee of \$35.00 per person over the age of 18 who will occupy the property must be submitted with each application.
- Provide a clear legible copy of each Applicant's driver's license and proof of income in the form of past two pay stubs and/or previous year's tax returns if self-employed. (via the **RentRedi** app)
- Application and fee must be paid via the mobile application, **RentRedi**. Search for property by the property code (The property code can be found on the MLS or acquired by the Realtor).

- **Android:** [Get it on Google Play](#)
- **Apple:** [Download on the App Store](#)



- ONLY online applications are accepted.
- The average time for processing an application is **3 business days**.
- All deposits and full first month's rent are required to be made in the form of a cashier's check, money order or online invoice (3% surcharge applied) . **Administrative fee of \$100 is due with deposits.**
- Should you require that any repairs, painting, flooring, etc., be done prior to your leasing, it must be stated on the application.
- **A FULL MONTH'S RENT IS DUE UPON MOVE-IN.** If you are moving in after the first of the month, the prorated rent will be prorated and due the first of the following month.
- **Pet deposits will vary with individual property. Tenant must provide a clear picture and description of each pet to be considered.**
- We verify employment, check rental history, run credit reports, search eviction records and perform a criminal background check.
- The security deposit is required to be paid at the time of signing the lease, no exceptions.
- Keys will not be released until you provide your utility account numbers and proof of renters insurance.
- Keys will not be released to you prior to the commencement date of the lease. Please make arrangements with your agent to pick up keys on the scheduled day between 9am & 5pm.
- Once a tenant is approved for a property the lease must be signed and deposits paid within 48 hours. Property is not secured and will not be removed from the market until lease is signed and deposits are received.