



**Texas Properties & Real Estate Solutions**

EMAIL - [office@txpre.com](mailto:office@txpre.com) - PH - 469-701-1240

# Tenant Selection Criteria

**Property Address:** \_\_\_\_\_

1. All applications are subject to landlord approval. Multiple applications may be reviewed. The property will remain active on the market and applications will be reviewed until a lease agreement has been signed and deposit is received.

2. **APPLICATION FEE SHOULD BE TRANSFERRED USING ZELLE, EMAIL ADDRESS [OFFICE@TXPRE.COM](mailto:OFFICE@TXPRE.COM).**

**PLEASE DO NOT SEND APPLICATION FEE UNTIL LISTING AGENT REQUEST IT.**

3. Landlord requires a good rental history and will get reference from previous landlords. This will include evaluating late payments, damages to property and move out condition etc. If you are breaking an active lease agreement to rent this property, your application will not be considered.

4. Please submit copy of DLs, recent paystubs, signed tenant selection criteria and bank statements along with the application.

5. Applicants monthly gross income should be at least 3 times the rent. If self-employed please provide your most recent tax return as well as 3 most recent bank statements. Your debt-to-income ratio should not exceed 40%. Exceptions are at the sole discretion of the landlord and may vary.

6. Credit and criminal reports will be obtained. Any credit below 650 or criminal issues may not be accepted in most cases. If the credit score is over 600 and below 650, a double security deposit may be considered based on landlord's review and sole decision. Landlord's decision to accept may be influenced by criminal activity.

7. Pets are approved by the landlord on a case-by-case basis. If approved, a \$250 pet deposit is required for each pet. Exceptions are at the sole discretion of the landlord.

8. The landlord may be provided a copy of applicant's credit report and application.

9. Once the application is approved, the security deposit must be paid within 24 hours of approval. All deposits must be paid by certified funds or electronic payments.

## Acknowledgement

Signing this Notice of Tenant Selection Criteria indicates that Applicant had the opportunity to review landlord's tenant selection criteria and agrees to provide accurate information. Please allow 2 business days to process your application. Review and approval by landlord may take additional time.

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

Printed Name: \_\_\_\_\_

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

Printed Name: \_\_\_\_\_