



Leasing Criteria

Application Fee: \$45 per application. Each occupant 18 years or older must submit an application. This fee is non-refundable.

Landlord will consider a number of factors when selecting a tenant. If special circumstances exist, applicant is encouraged to provide additional information detailing any special circumstances to the Landlord. The Landlord's tenant selection criteria include the following factors for any

General Rental Criteria

Two Years of Good Rental History

No Forceable Detainers (evictions) unless you have verifiable documentation of landlord irresponsibility. However, a FD due to property damage by the resident will not be accepted under any circumstance.

No history of any damage to the residence, or an outstanding balance due to a previous landlord. If you have no prior rental history then you must have a qualified co-signer – the cosigner must be a resident of Texas, have a good credit history, and be willing to sign the lease.

Verifiable Gross Income

Minimum of three times the rent charged on the residence. Section 8 vouchers and certificates are accepted. The resident must meet the same criteria as those seeking non-subsidized housing.

Criminal Background Check

Residency may be denied due to criminal history (see Criminal Background Criteria)

Credit History

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history.

Maximum Occupancy

Please note that these are the maximum number of people who may occupy homes with the number of bedrooms noted:

- 2 Bedroom – 4 Occupants
- 3 Bedroom – 6 Occupants
- 4 Bedroom – 8 Occupants
- 5 Bedroom – 10 Occupants

Submit Valid Photo ID

Criminal Background Criteria

(if applicable)

Disqualification From Residency for Lifetime

- First or second degree murder
- First through third degree assault
- Kidnapping
- First through fourth degree criminal sexual conduct
- Arson
- Harassment and stalking
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

Crimes That Disqualify for Residency For 10 Years After the Completion of Their Sentence

- Third degree murder
- Second degree manslaughter
- Criminal vehicular homicide or injury
- Simple of aggravated robbery
- Any felony drug or narcotics convictions
- False imprisonment
- Carrying a weapon without a permit or any other weapons charge
- Felony theft
- Felony forgery
- Felony burglary
- Terrorist threats
- Felony controlled substance
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

Crimes That Disqualify for Residency For 5 Years After the Completion of Their Sentence

- Non-felony violation of harassment and/or stalking
- Fourth degree assault
- Any misdemeanor drug or narcotics conviction
- An attempt to commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

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.

Applicant Signature

Date