

Wes Walters Realty, Inc.

Tenant Selection Criteria

These criteria are being provided in reference to the Property located at the following address: _____

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.

The following applies to normal rentals requiring **first month's rent, deposit and pet fee/rent** paid in advance prior to occupancy.

Tenant Selection Criteria

- Verifiable income of at least 3 times the monthly rent payment
- 6 months employment history in current position or one year employment in similar field or position. (Or source of income stable for 6 months)
- Favorable rental history- noting payment record, excessive damages, complaints related to tenant/occupants/guests, proper notice given when vacating, etc.
- No rent or damages owing to prior landlords (including unpaid judgments).
- Acceptable criminal history of all occupants - No type of violent crime or sexual offense
- Occupancy guideline is 2 people per bedroom

APPLICATIONS MAY BE DENIED FOR ANY OF THE FOLLOWING REASONS

- Adverse current rental reference
- Adverse prior rental history
- Incomplete application
- Falsifying any application information
- Inadequate income
- Adverse criminal/court records
- Inability for landlord to verify any information on application
- Information requested or missing not provided within 1 business day of request

If you do not meet these qualifications, you may contact the office to discuss your particular details -- depending on your situation, owner/agent may impose additional requirements or conditions to your rental (i.e. increased deposit) or deny your application at the owner/agent's sole discretion.