

LANDLORD'S TENANT SELECTION CRITERIA AND GROUNDS FOR DENIAL

These criteria are being provided in reference to the Property located at the following address:
(Street Address) _____ (City, State, Zip)

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.

1. **Criminal History:** Landlord will perform a 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 using the information provided by you on the 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 may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, the sufficiency of your income along with the ability to verify the stated income may influence Landlord's decision to lease the Property to you.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRA) report, commonly referred to as a credit report, in order to verify your credit history. Landlord's decision to lease the Property to you 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 in Application:** Your failure to provide accurate information will your 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. **Other:**

Texas Property Code Section 92.3515 requires that landlords must make available to lease applicants a copy of Landlord's Tenant Selection Criteria and Grounds for Denial. Tenant selection criteria **MUST BE ACKNOWLEDGED** by applicant at the time of application. Signing this acknowledgement indicates that applicant has had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include items such as rental history, employment history, criminal background, credit history, criminal background, credit history, current income, etc. If applicant does not meet the selection .criteria, provides inaccurate or incomplete information, the applicant may be rejected and the application fee will not be refunded. Failure to make tenant .selection criteria available to potential tenants who are later denied could result in a landlord's inability to retain any application fee or deposit.