



McKinney, TX 75070

LANDLORD'S TENANT SELECTION CRITERIA AND GROUNDS FOR DENIAL

Property located at the following address: _____

These Tenant Selection Criteria are being provided to you pursuant to Texas Property Code Section 92.3515. 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:** Property Manager 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:** Property Manager will verify your previous rental history using the information provided by you on the Application. Your failure to provide the requested information, provision of inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision.
3. **Current Income:** Property Manager may ask you to verify your income as stated on your 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 the Landlord's decision to lease to you.
4. **Credit History:** Property Manager will obtain a Credit Reporting Agency report, in order to verify your credit history. Landlord's decision to lease 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 in 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.

Selection Criteria and Grounds for Denial

1. Tenant's FICO Score must exceed 600.
2. Tenant's gross income must be at least 3 times the lease rate.
3. Tenants must not have any felonies.
4. Tenants must not have any evictions.
5. Tenants must be able to provide proof of income for prior 2 years period from date of application.
6. Tenants must provide evidence of stable Income.
7. All pets must be pre-approved.

Signing this acknowledgment indicates that applicant has 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 applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected and the application fee will not be refunded.

APPLICANT MUST SIGN BEFORE APPLICATION CAN BE PROCESSED

Applicant	Date	Applicant	Date
Applicant	Date	Applicant	Date