

Landlord Tenant Selection Criteria & Grounds for Denial

Lease-application procedures have been affected by House Bill 3101. After Jan. 1, 2008, landlords must make available to lease applicants a copy of the landlord's tenant-selection criteria and grounds for denial. These tenant-selection criteria need not be affirmatively provided to applicants, but must be available upon request. The criteria may include items such as rental history, employment history, criminal background, credit history, current income, etc. Failure to make this information available to potential tenants who are later denied could result in a landlord's inability to retain any application fee or deposit.

JBGGoodwin REALTORS recommends the criteria listed in the table below. Landlord(s) selection indicates their desire to use these criteria. Landlords may also indicate additional qualifying criteria. **However, landlords must comply with local ordinances as well as state and federal Fair Housing Laws and not discriminate on the basis of race, color, national origin, religion, sex, familial status, or handicapped status.**

Property: 11309 W Carrie Manor St, Manor, Texas 78653

Yes	No	Qualification Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum 2-year verifiable rental history that DOES NOT include any late payments, insufficient fund payments, unpaid debts, or evictions. Excessive property damage may also not be accepted. (OR minimum 2-year verifiable mortgage payments not to include any late payments or foreclosures.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Current gross income to meet or exceed 3 times the monthly rent.</p> <ul style="list-style-type: none"> • Provide 1 month of pay stubs. Self-employed applicants shall provide previous year's tax return. • Landlord <input checked="" type="checkbox"/> DOES or <input type="checkbox"/> DOES NOT accept a letter from applicant's CPA and received directly from the CPA. Screenshots will not be accepted. • Landlord <input checked="" type="checkbox"/> DOES or <input type="checkbox"/> DOES NOT accept bank statements. If so, 4 months of <u>current and consecutive</u> statements with ending balance, date, applicant or guarantors name, and at least ending account number shown. Screenshots will not be accepted. • Landlord <input checked="" type="checkbox"/> DOES or <input type="checkbox"/> DOES NOT consider or accept additional assets such as savings account, stock, other investment accounts, or other assets. • Landlord <input type="checkbox"/> DOES or <input checked="" type="checkbox"/> DOES NOT accept Section 8 housing vouchers or other rental assistance programs.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit score of at least 650 . Minimum recommendation is 620. Credit history not to include evictions, foreclosures or bankruptcies within last 5 years, and judgments for landlords regarding rent or property damages.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Criminal background not to include any felony convictions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoking inside the dwelling?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Pets allowed? If yes, number limited to 2 Size Limit (lbs.): none</p> <p>Breed Restrictions: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, see <i>Excluded Breed List</i>.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Guarantors? If yes, income must be 5 times the rent in gross income and meet rental criteria above.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An application may be denied for failure to provide accurate or complete information on the application and other application paperwork.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

11/28/2022

Date _____

- DocuSigned by:

11/30/2022

Landlord/Property Manager

Date _____

Tenant

Date _____

Tenant

Date _____

Tenant

Date _____

Tenant

Date _____

Guarantor

Date _____

Guarantor

Date _____