



Tenant Selection Criteria

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.

The Juárez Realty Group 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 Address: 400 Sanchez Unit B Austin TX 78702		
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"/>	Current gross income to meet or exceed 3 times the monthly rent. <ul style="list-style-type: none"> • Provide 1 month of pay stubs. Self-employed applicants shall provide latest filed tax return. • Landlord <input checked="" type="checkbox"/> DOES or <input type="checkbox"/> DOES NOT accept bank statements. If so, <u>4</u> months of <u>current and consecutive</u> statements with ending balance, date, applicant or guarantors name, and at least ending account number shown. <u>Screenshots will not be accepted.</u> • Landlord <input checked="" type="checkbox"/> MAY or <input type="checkbox"/> MAY NOT consider or accept additional assets such as savings account, stock, other investment accounts, etc. • Landlord <input type="checkbox"/> DOES or <input 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 <u>650</u> . Credit history not to include evictions, foreclosures or bankruptcies within last 5 years, and judgments for landlords regarding rent or property damages.
<input type="checkbox"/>	<input type="checkbox"/>	Criminal background not to include any felony convictions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoking (including vaping & marijuana) inside the dwelling?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pets allowed? If yes, number limited to <u>2</u> Size Limit (lbs.): <u>case by case</u> Breed Restrictions: <input type="checkbox"/> Yes <input type="checkbox"/> No. If yes, see <i>Excluded Breed List</i> . case by case
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Guarantors accepted? If yes, income must be 5 times the rent in gross income and meet rental criteria above.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of identity via a driver's license or unexpired passport.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An application may be denied for 1) failure to provide accurate or complete information on the application, 2) failing to provide income documents and identity documents, and 3) incomplete applications.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

DocuSigned by:

Sue McMenamin

7/31/2024

Landlord/Property
Manager

Date

Landlord/Property
Manager

Date

Signing this acknowledgment indicates that you, the tenant(s) and any guarantor(s), have reviewed the landlord's tenant selection criteria. If you do not meet the criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Tenant

Date

Tenant

Date

Tenant

Date

Tenant

Date

Guarantor

Date

Guarantor

Date