



Tenant Selection Criteria

24 Doors Property Management and its associates maintain strict compliance with Federal and State Fair Housing laws and the National Association of Realtors Code of Ethics which make it unlawful to discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation or gender identity.

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. Based on the information you provide; Landlord may approve or deny your application. The Landlord may take other actions against you (Including but not limited to, requiring a guarantee or requiring an additional deposit). If your application is denied or another adverse action is taken based upon information obtained from your credit report or background check, you will be notified.

APPLICATIONS TAKE 3-5 BUSINESS DAYS TO PROCESS

1. **Criminal History:** Landlord will perform a criminal history check on each applicant residing in a property who is 18 years of age and older. Landlord's decision to lease the Property to you may be influenced by the information contained in the report.
2. **Previous Rental / Mortgage History:** Landlord will verify previous rental / mortgage 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 / banks may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord will ask for verification of income as stated on the Lease Application. 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.
5. **Failure to Provide Accurate Information in Application(s):** Failure to provide accurate information on the application or provision of information that is unverifiable will be considered by Landlord when making the decision to lease the Property.
6. **Other:** Landlord may have other criteria pertinent to a particular property
7. **Negatives:** The following items shall be considered negatives and may provide sufficient grounds to decline an applicant(s) and household members:



- a. Any open Bankruptcy which has not been discharged.
- b. Negative or incomplete rental reference or would not re-rent documentation.
- c. Any collection filed by a property management company or apartment complex.
- d. Any eviction or unlawful detainer action.
- e. Any income level or combined income level which does not meet the minimum income requirements.
- f. Any conviction of, or reasonable cause to believe, that any illegal drug is currently being used and/or has in the past been used, possessed or sold by any household member.
- g. Any false or misleading information provided by the applicant on the written application or omission of a material fact.
- h. A credit report that shows current instability.
- i. Any conviction for criminal activity by any household member.
- j. Any household member that is a registered or unregistered sex offender.
- k. Reasonable likelihood to believe that a household member's abuse or pattern of abuse of alcohol interferes with the health, safety, or right to peaceful enjoyment of the community.
- l. Reasonable likelihood to believe that a household member's illegal use or pattern of illegal use of drug interferes with the health, safety, or right to peaceful enjoyment of the community.
- m. Reasonable likelihood that the applicant will be unwilling or unable to pay rent
- n. Reasonable likelihood that the applicant or those acting his or her control will cause intentional damage or destruction to the property or surrounding premises.
- o. Reasonable likelihood that the applicant or those acting his or her control will interfere with the health, safety, or right to peaceful enjoyment of the community.
- p. All applicants and guarantors must have a legal and verifiable social security number

It is against FTC regulations for us to give a copy of the credit report to anyone, agent, tenant or otherwise or to speak specifically about what we find in our screening process.

Applicants should satisfy any concerns regarding crime and/or sex offenders in any area where they might consider residing. Applicants are responsible for verifying schools and square footage.