

Tenant Selection Criteria

Joseph Kniffin, Landlord

These criteria are being provided in reference to the property located at 149 Hackberry Ln Bastrop TX, 78602

Pursuant to Property Code 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 deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. **Current Income:** Landlord will verify your stated income to confirm that it meets the minimum requirement of three (3) times the monthly rent. Failure to meet this threshold or to provide verifiable income may influence Landlord's decision to lease the Property to you.
2. **Credit History:** Landlord will review your credit report to verify that your credit score meets the minimum requirement of 650. Information contained in your credit report may influence Landlord's decision to lease the Property to you.
3. **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.
4. **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.
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 the Landlord when making the decision to lease the Property to you.

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____

Applicant Signature _____ Date _____