



Trinity Real Estate Brokerage

& Property Management

Tenant Selection Criteria

Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

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 property may be influenced by criminal activity.
2. **Previous Rental History:** Landlord will verify previous rental history using the information provided on the Lease Application. 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.
3. **Current Income:** Landlord may ask for verification of income as stated on the Lease Application. Depending upon the rental amount being asked for the Property, sufficiency of 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 credit history. Landlord's decision to lease the Property 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 which will be disclosed.
7. **Negatives:** The following items shall be considered negatives and may provide sufficient grounds to decline an applicant(s) and household members or could require additional deposit if approved:
 - a. Any OPEN bankruptcy which has not been discharged.
 - b. Negative or incomplete rental reference.
 - 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. Two (2) or more charges for Domestic Violence (defendant in criminal cases) or charges that are Domestic Violence related, and/or two (2) or more petitions filed against applicant for Orders of Protection (respondent in civil cases).

If any information provided on the application is given in error resulting in multiple consumer/background reports to be ordered addition fees may be charged.

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 Signature

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