

Tenant Selection Criteria (TSC)

1/2

UNIT # _____

Equal Housing- This community does not discriminate against any person because of race, color, religion, sex, handicap, familial status or national origin and will comply with state and federal fair housing and antidiscrimination laws, including but not limited to consideration of reasonable accommodations requested to complete the application process and the Federal Fair Credit Reporting Act.

The development will comply with state and federal fair housing and antidiscrimination laws, including the Texas and Federal Fair Housing Acts, the Federal Fair Credit Reporting Act, program guidelines and the department rules.

Screening criteria will be applied in a manner consistent with all applicable laws, including the Texas and Federal Fair Housing Acts the Federal Credit Reporting Act, program guidelines and department's rules.

Identification- Each applicant the age of 18 and older will be required to have a government issued photo Id

Occupancy Standard- A maximum of two persons per bedroom are allowed. Persons under six (6) years of age are not considered in this calculation.

Age- Lease holder(s) must be 18 years or older, unless head of household. All occupants 18 years or older are required to complete an application, even if living with parent or guardian.

Income- Gross monthly income of household must be 2 ½ times monthly resident paid portion of rental amount. All sources of earned income must be verified in writing. Maximum household guidelines are as follows:

MAXIMUM ANNUAL INCOME FOR RENT RESTRICTED APARTMENT HOMES ONLY

| | | | | | | | | |
|------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 1 person | 2 people | 3 people | 4 people | 5 people | 6 people | 7 people | 8 people |
| 60% | \$30,060 | \$34,320 | \$38,640 | \$42,900 | \$46,380 | \$49,800 | \$53,220 | \$56,640 |

MAXIMUM RENTAL AMOUNT FOR RENT RESTRICTED APARTMENT HOMES ONLY

| | | | | |
|------------|------------------|------------------|------------------|------------------|
| | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
| 60% | \$804 | \$966 | \$1,116 | \$1245 |

Employment- Applicant must 1) be employed with current employer for at least 6 months; 2) have a current job and at least 6 months of employment with previous employment; or 3) receiving retirement benefits, government benefits, or any other verifiable and consistent income.

Rental History- Previous rental history will be reviewed and no unsatisfactory rental history will be accepted. Unsatisfactory rental history is determined by; failure to pay rent timely, evictions filed the last 5 years, insufficient move out notice, repeated disturbances, damages not related to circumstances protected under the Violence Against Women Act, and/or prior management references describing repeated violations of the lease. Positive rental history is required after negative rental history to avoid a higher deposit.

Credit- Unsatisfactory credit references including any open bankruptcies, or no credit history may result in the requirement of an additional deposit or denial.



Tenant Selection Criteria (TSC)

2/2

UNIT # _____

Criminal Background- No applicant, resident or occupant may be, have been convicted and or charged of the following criminal activity, fraud related crimes, sexual offenses, registered sex offenders, crimes of violence, threats of violence including homicide crimes, crimes involving the manufactured, sale, distributions of drugs. Theft crimes involving force or violence, kidnapping, unlawful restraint, smuggling, trafficking of persons, arson, burglary. This includes persons who have not yet satisfied the probationary period of deferred adjudication.

Pet Deposit and Other Charges- A Pet Deposit in the amount of \$150 will be charged in addition to a \$150 non-refundable pet fee. Pet rent in the amount \$33 will be charged monthly. *****For additional animal information please see attached Animal/ Assistance Animal Addendum.**

Application Fee- A \$10.00 non-refundable application fee is required for person over the over the age of 18 years.

Security Deposits- The following fully refundable security deposit will be charged:

1 Bdrm- \$200 | 2 Bdrm \$250 | 3 Bdrm \$300 | 4 Bdrm \$350

Students- Certain restriction apply to applicants whose household contains only full-time students. Student status includes those attending public or private elementary schools middle or junior high schools, colleges, universities, technical schools, trade or mechanical schools, but does not include those attending on-the job- training courses. **Please see Student Eligibility policy for exceptions.**

I ACKNOWLEDGE THAT I HAD AN OPPORTUNITY TO REVIEW THE PROPERTY'S RENTAL CRITERIA, WHICH INCLUDES REASONS WHY MY APPLICATION MAY BE DENIED, SUCH AS CRIMINAL HISTORY, CURRENT INCOME, AND RENTAL HISTORY. I UNDERSTAND THAT IF I DO NOT MEET THE PROPERTY'S RENTAL CRITERIA OR IF I FAIL TO ANSWER ANY QUESTION OR GIVE FALSE INFORMATION, THE PROERTY MAY REJECT THE APPLICANT, TERMINATE MY RIGHT OF OCCUPANCY.

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date

Owner's Representative

Date