

Tenant Selection Criteria

These criteria are being provided in reference to Properties either managed or represented for or on behalf of landlords as part of a separate agreement with Dallas Asset Solutions dba PMI Star of Texas.

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. If your application is denied based upon information obtained from your credit report, you will be notified.

Your application may be denied for any of the following reasons outlined below:

1. **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. Applicant may be denied where the date of disposition, release or probation has occurred within the past seven years for a conviction, guilty plea or no-contest plea for:

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| <input type="checkbox"/> Drug related offenses | <input type="checkbox"/> Kidnapping |
| <input type="checkbox"/> Forgery | <input type="checkbox"/> Murder |
| <input type="checkbox"/> Manslaughter | <input type="checkbox"/> Assault |
| <input type="checkbox"/> Burglary | <input type="checkbox"/> Registered/unregistered sex offender |
| <input type="checkbox"/> Robbery | <input type="checkbox"/> Malicious mischief |
| <input type="checkbox"/> Vehicle prowling | <input type="checkbox"/> Arson |
| <input type="checkbox"/> Sex crimes/crimes against a child | |

2. **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. You may be denied based on the following;

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| <input type="checkbox"/> Unverifiable rental history | <input type="checkbox"/> Damage to the property |
| <input type="checkbox"/> Eviction pending | <input type="checkbox"/> 1 or more evictions within a 5 year period |
| <input type="checkbox"/> Unauthorized pet(s) | <input type="checkbox"/> Unauthorized occupant(s) |
| <input type="checkbox"/> Current or past balance owing for deposit, rent, fees or damages | |

3. **Current Income:** Landlord may ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, 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. You may be denied for;

- Lack of proof of income
- Monthly household income less than Three (3) times the stated monthly rental amount.

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. Your application may be denied based upon the following;

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|---|---|
| <input type="checkbox"/> Credit score below 600 | <input type="checkbox"/> Open bankruptcy |
| <input type="checkbox"/> Foreclosure in the past 24 months | <input type="checkbox"/> Judgment or collection for unpaid rent |
| <input type="checkbox"/> Past due mortgage | |
| <input type="checkbox"/> Judgment or collection for damage to rental unit | |

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 Landlord when making the decision to lease the property to you.

Provided for you by:
PMI STAR OF TEXAS, INC.
Kanam Realty Group, Broker
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