



Rental Criteria for J Woodley Realty, LLC.

These TENANT SELECTION CRITERIA are provided to you pursuant to the Texas Property Code Section 92.3515. Please see also the landlord's Application Guide, which lists the supporting verifications that are required. Landlord will make all decisions. Landlord's agent has no authority to bind the Landlord to a lease via written or verbal communications. Below are the 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 take other adverse actions against you, (including but not limited to: requiring a co-signer, additional deposit, and/or raising rent to a higher amount than for another applicant.

Qualifications

- 1. Application & copy of photo ID** - are required for each occupant 18 years or older. For non-citizens a passport and visa or green card. Application fee will be paid online when you authorize your credit and background reports
- 2. Rental History** - Applicant(s) must have a minimum of six (6) months, preferably one (1) year satisfactory rental history or mortgage verification. If a first-time renter, we may require an increased Sure Deposit. Evictions or poor rental history is subject to additional deposit/non-refundable fee. (case by case per landlord)
- 3. Income** - Applicant's income must be verified at three (3) times the monthly rent. Verification of income will be required before move-in.
- 4. Employment** - Applicant must have a minimum of one (1) year employment history in the same field of work. Applicant must be currently employed. Employment verification may be required following application review. Recently graduated college students may qualify if a job is secured. Current university students may be accepted with verifiable income or a letter of guarantee from parents or legal guardians.
- 4. Credit History** - All credit history must be satisfactory and current. Items reviewed to determine approval include but are not limited to FICO score, check writing history, evictions and judgments and bankruptcies. Applicants with no credit history may be required to pay an additional deposit/non-refundable fee. **We do not accept any tenant provided credit/screening reports. All residents will need to be screened via our resident screening company.**
- 6. Criminal History** - If you have been convicted or received deferred adjudication for any felony your application may be denied. Some misdemeanors in the following categories will be denied: property, animal, violence, family, public justice, weapons, organized crime, drug, sex and unclassified related crimes.

7. **Cosigner** - Can be used in lieu of one (1) category, lack of rental history, income or credit. Cosigners must complete an application and meet all rental criteria and will be held legally responsible for the lease and all addendums. The cosigner must also make five (5) times the monthly rent.

8. **Failure to Provide Complete and Accurate Information in Application**- Your failure to provide complete and 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.

EQUAL HOUSING OPPORTUNITY

We do business in accordance with the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968, as Amended by the Fair Housing Community Development Act of 1974). IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS. CWS ALSO COMPLIES WITH ALL CITY & STATE FAIR HOUSING LAWS.

"I hereby authorize J Woodley Realty LLC to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrests, rental history, employment/salary details, vehicle records, licensing records, and/or any other necessary information. I hereby expressly release J Woodley Realty LLC, and any procurer or furnisher of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies. I authorize J Woodley Realty LLC to bill my account for fees associated with processing my application."

Resident Signature

J Woodley Realty LLC Representative Signature