

## **Tenant Selection Criteria**

### **DB Broker, LLC**

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. 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.

DB Broker, LLC does not discriminate based on race, color, national origin, religion, sex, familial status or handicap. We also comply with all federal, state, and local laws concerning discrimination.

An application is required for each potential occupant who is 18 years old or older.

**Criminal History:** Landlord will perform a criminal history check to verify the information provided on the Lease Application. Landlord's decision to lease the Property may be influenced by the information contained in the report. A conviction, guilty plea or no contest plea for any felony in the last 10 years including crimes resulting in harm to another, drug manufacture and/or distribution, damage or destruction of property, sex offender status, or other illegal behavior that may adversely affect the health, safety or welfare of others may be grounds for the non-approval of the rental application. We will consider criminal history on a case by case basis and exceptions may be made based on how long ago the crime was committed, the type of crime and the applicant's involvement.

**Previous Rental History:** Landlord will verify your previous rental history using the information provided 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. A minimum of 2 years, recent, positive, unbiased rental or mortgage history is required. A positive reference shall include: rent/mortgage paid as agreed, no damage by tenant to property, proper notice given to vacate, no complaints from landlord or neighbors, and the landlord or agent would re-rent. A negative reference will result in non-approval of the application.

**Current Income:** Landlord will 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. Total gross monthly income must be equal to or greater than three times stated rent.

**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. If your application is denied based upon information obtained from your credit report, you will be notified. The applicant must have a minimum of 2 lines of recent paid as agreed credit with six months of payment history for each. Negative credit may be cause for denial.

**Failure to Provide Complete and Accurate Information in Application:** Your failure to provide accurate information in your application or providing information that is unverifiable will be considered by Landlord when making the decision to lease the Property to you.

**Pets:** Some properties do not allow pets. If pets are allowed, the security deposit will be increased by \$300.00 for each pet. If you own or will have a dog at the rental property, you must provide proof of Renter's Insurance. No aggressive breeds. Some breeds unacceptable to insurance companies are Akita, American Bulldog, Bullmastiff, Mastiff, Chow, Doberman, German shepherd, Husky. Presa Canario, Pit Bull, Siberian Husky, Staffordshire Terrier, "Wolf Dog", Bull Terrier, Pit Bull Terrier, Rottweiler and any combination of these. Any other breed deemed unacceptable by the property owners insurance or the property owner's preference may be grounds to disapprove having such an animal at the property.

Please sign this form below to acknowledge you've read and understand it and submit with your application.

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Applicant #1	Date	Applicant #2	Date
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Applicant #3	Date	Applicant #4	Date
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