

LANDLORD'S TENANT SELECTION CRITERIA AND GROUNDS FOR DENIAL

These criteria are being provided in reference to the Property located at the following address:

(Street Address) _____

(City, State, Zip) _____

Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord/Property Manager 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.

1. **Criminal History:** Landlord/Property Manager will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord/Property Manager's decision to lease the Property to you may be influenced by the information contained in the report.

2. **Previous Rental History:** Property Manager 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.

3. **Current Income:** Landlord/Property Manager 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/Property Manager's decision to lease the Property to you.

4. **Credit History:** Landlord/Property Manager 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.

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.

Texas Property Code Section 92.3515 requires that landlords must make available to lease applicants a copy of Landlord's Tenant Selection Criteria and Grounds for Denial. Tenant selection criteria **MUST BE ACKNOWLEDGED** by applicant at the time of application. Signing this acknowledgement indicates that applicant has had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include items such as rental history, employment history, criminal background, credit history, current income, etc. If applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected and the application fee will not be refunded.

Bronze Star Property Management recommends the criteria listed below (landlord's selection indicates a desire to use these criteria). Landlord may also indicate additional qualifying criteria, i.e. no pets, no guarantors, no Section 8, etc.

However, landlords must comply with state and federal Fair Housing Laws and not discriminate on the basis of race, color, national origin, religion, sex, familial status, or handicapped status.

Bronze Star Selection Criteria Disclosure

Income Requirement:

Your Gross Monthly Income should be three (3) times the monthly rent amount or greater and verifiable. Legally married couples and roommates may combine incomes.

Rental History:

You must list your last two (2) landlord's information. You must give your current landlord a written Notice to Vacate prior to the processing of your application. Current and previous residencies must be verifiable, free of evictions, judgments, and unpaid rents. A previous breached lease may result in application denial.

Proof of Income:

Submit four (4) of your most recent pay stubs if W2. If a new hire, submit on employer's company letterhead your hire date, gross monthly income and signature of Human Resources or Supervisor. If self-employed, provide the last two (2) year's tax returns or 1099's.

Credit History:

To determine satisfactory credit worthiness, we obtain a report from a credit-reporting agency. A bankruptcy must be discharged for at least two (2) years. If score is below 640 please submit (2) most recent bank statements

Criminal History:

No one convicted of a violent or property crime, or any felony, within the last five (5) years will be approved.

Application Fee:

There is a \$50.00 application fee per person over the age of 18. All residents 18+ must apply. This **non-refundable** fee offsets the cost of the credit report and background check..

Timeline for Approval:

Once you have applied on-line and paid the application fee, we will begin processing your rental application. This could take up to 7 days depending on the promptness of the tenant and their references responses to our application processing requests. We process all applications on a first-come, first-served basis.

Upon approval:

If approved, Bronze Star Properties will provide the lease agreement to the tenant and their REALTOR. Bronze Star Properties does not represent the tenant in this process. Prior to move-in, tenants are required to provide proof of utilities, pest control and renter's insurance.

Bronze Star Third Party Partner Disclosure

Pet Screening Disclosure:

PetScreening is required for all applicants, including those without pets, with ESAs, or with service animals. Pet screening streamlines the assistant animal accommodation review process while following HUD and FHAact guidelines. While also helping us eliminate unauthorized pets and animals. It is designed to help reduce liability and create a responsible pet and animal community for all our residents. The No Pet or Animal profile allows those without pets or animals to acknowledge their housing provider's pet policies and restrictions on pet sitting, visiting pets, and getting a pet mid-lease.

Risk Balance Disclosure

If your credit score is below 640 and/or we find other deficiencies within your screening report/income we will work to balance out that risk. We will then determine if there is a course of action we can take in order to proceed forward. Ultimately we must be able to balance out any risk we find during our screening process. In that case you may be asked to sign an Adverse Action Form and/or partner with one of our deposit alternative companies.

Utility Setup Disclosure:

Citizens Move With Us - Your Utility Setup

Experience seamless utility setup with our complimentary concierge service, Citizen Home Solutions! Say goodbye to the hassle of contacting multiple utility providers – with just one phone call; our team will ensure all your utilities are connected for a smooth move-in process. Enjoy the convenience and peace of mind knowing that your essential services are taken care of effortlessly.

Pest Share Disclosure

Pest Control On – Demand, powered by Pest Share, is an effective, reactive, and targeted approach to pest control in full replacement of traditional preventative programs. We are working on partnering with this company to bring a more affordable pest control solution to our tenants. Please ask about how it works during your application screening process. We will be able to give you more information on how to obtain your required pest control services at a more affordable cost than traditional annual pest control.

Signing this acknowledgement indicates that applicant has had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If applicant does not meet the selection criteria, or provides inaccurate or incomplete information, the application may be rejected and the application fee will not be refunded.

APPLICANT(S) MUST SIGN BEFORE APPLICATION CAN BE PROCESSED

Applicant Signature

Date

Applicant Signature

Date