



LANDLORD'S TENANT SELECTION CRITERIA AND GROUNDS FOR DENIAL

The Landlord's Tenant Selection criteria are provided in reference to the Property located at the following address:

(Street address) _____

(City, State, Zip) _____

These Tenant Selection Criteria are being provided to you pursuant to Texas Property Code Section 92.3515. 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.

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.
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.
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.
4. **Credit History:** Landlord will obtain a Credit Reporting Agency (CRS) 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, Sec.92.3515 requires that landlords must make available to lease applicants a copy of the 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. Failure to make tenant selection criteria available to potential tenants who are later denied could result in a landlord's inability to retain any application fee or deposit.



COUSIN JAMES MANAGEMENT

Cousin James Management recommends the criteria listed in the table below (landlord's selection indicates a desire to use these criteria). Landlord may also indicate additional qualifying criteria, i.e.: 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.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Minimum 2-year verifiable rental history OR minimum 2-year verifiable mortgage payments.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Minimum 2-year verifiable employment history OR self-employed applicants to provide two previous years' tax returns attested by a CPA or other tax professional.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Credit history, evictions, foreclosures (within past 5 years), bankruptcies (within past 5 years), and judgments for landlords regarding rent or property damages.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Criminal background. Per HB 1510 (1/1/16) & Fair Housing Act Standards (4/4/16)
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Current income to meet or exceed 3 times the monthly rent.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	An application may be denied for smoking inside the premises.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	An application may be denied for pets kept inside the premises. Subject to Tenant's Rights Laws.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	An application may be denied for outdoor pets. Subject to Tenant's Rights Laws.
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	An application may be denied for failure to provide accurate or complete information on the application form.
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Housing Assistance/Section 8 - except if the person is a military veteran (SB 267) eff 9/1/15
<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Landlord Date Landlord Date

Signing this acknowledgment 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 MUST SIGN BEFORE APPLICATION CAN BE PROCESSED

Applicant Date Applicant Date

Applicant Date Applicant Date