Precision Realty & Management, LLC
Woodlands Sales & Management
TENANT SELECTION CRITERIA

It is the policy of Precision Realty & Management, LLC and Woodlands Sales and Management to evaluate each lease application on the following basis:

• Personal Requirements – Applicants must be 18 years old or older. Each prospective resident who is 18 years old or older must submit a separate application. Co-signers are not accepted.

• Occupancy Standards – Maximum bedroom occupancy is two persons per bedroom.

• Identification – We require clear, color copies of picture identification, such as driver's licenses or passports, and Social Security cards for all residents 18 years old and older.

• Credit History – We must check credit history. We use an income-to-debt ratio and look for any broken leases, evictions, bankruptcies, foreclosures, or monies owed to previous landlords. We require that bankruptcies be discharged or dismissed. Any monies owed to previous landlords must be paid, or arrangements must be made to pay (and be verifiable).

• Criminal History – We must check criminal history and do not accept applicants with active felony charges or felony convictions. We also do not accept applicants with certain misdemeanors (such as criminal mischief, theft by check, family violence, or drug-related offenses).

• Current Income – We must be able to verify current monthly income, and the joint gross monthly income of all tenants must be three times the market rent of the property.

• Employment Verifications – If an applicant has an employer, we must speak to a supervisory person who can verify income, position, and length of employment, or speak to the supervisor and receive the three most recent paycheck stubs (which must show Y-T-D income). If an individual is self-employed, we require copies of the two most recent tax returns. We do not consider child support. Government or company retirement benefits must be verifiable through a copy of an annual statement of benefits.

• Rental History – We must receive verification of a good rental record from the most recent landlord. This includes timely payment history, good maintenance record, and property notification. We may require rental verification from prior landlords.

• Inaccurate/Incomplete Information – Any inaccurate or incomplete information on the lease application will result in a denial of the application.

• Nondiscrimination – Our companies will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or handicap.

SIGNING THIS ACKNOWLEDGEMENT INDICATES THAT YOU HAVE HAD THE OPPORTUNITY TO REVIEW PRECISION REALTY & MANAGEMENT, LLC's AND WOODLANDS SALES & MANAGEMENT'S TENANT SELECTION CRITERIA. THE TENANT SELECTION CRITERIA MAY INCLUDE FACTORS SUCH AS CRIMINAL HISTORY, CREDIT HISTORY, CURRENT INCOME, AND RENTAL HISTORY. IF YOU DO NOT MEET THE SELECTION CRITERIA, OR IF YOU PROVIDE INACCURATE OR INCOMPLETE INFORMATION, YOUR APPLICATION MAY BE REJECTED AND YOUR APPLICATION FEE WILL NOT BE REFUNDED.

_____
Prospective Tenant DATE

_____
Prospective Tenant DATE

ADDENDUM TO APPLICATION:
Are you or is anyone who will reside at the property a current illegal abuser or addict of a controlled substance?

_____
Have you or has anyone who will reside at the property ever been convicted of the illegal manufacture or distribution of a controlled substance or any felony? _____

_____
Prospective Tenant DATE

_____ _____
Prospective Tenant DATE Agent of Owner DATE