



# **BLESSED PROPERTIES**

Property Management & Real Estate Sales

## **TENANT SELECTION CRITERIA AND INFORMATION FORM**

These criteria are being provided inference to the property managed by Blessed Properties. Pursuant to Property Code Section 92.3515, these tenant selection criteria are being provided to you. The following constitute grounds upon which the property manager will base the decision to lease the property to you.

1. **Criminal History:** Property Manager will perform a criminal history check on you to verify the information provided by you on the lease application. The property manager's decision to lease the property to you may be influenced by 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 the property manager's decision to lease to the property to you.
3. **Current Income:** 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 the property manager's decision to lease the property to you.
4. **Credit History:** Property Manager will obtain a Credit Reporting Agency (CRA) report or a credit report, in order to verify your credit history. The property manager's decision to lease the property to you may be based upon information obtaining 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 the property manager when making the decision to lease the property to you.

Applicant must meet the following selection criteria and adhere to the following company policies:

1. Applicant must have sufficient income and qualifying debt/income ratio of 45%.
2. Applicant must have a favorable criminal history.
3. Applicant must possess a minimum credit/fico score of 550.
4. Applicant must have a favorable rental history from a non-relative previous landlord or property manager.
5. Applicant must provide a copy of a government issued photo I.D.
6. Applicant must provide two of the most current end of month LES or last two pay stubs and any additional supporting documents of income.

**Policies:**

Property inspections are conducted on the 3<sup>rd</sup>, 7<sup>th</sup>, & 11<sup>th</sup> months of a 12 month lease; 3<sup>rd</sup> & 5<sup>th</sup> month of a 6 month lease. Interior and exterior pictures will be taken and w/ a written report.

Rent specials (free rent) require an approved application, full deposit, and immediate move in (24-48hrs).

Proof of Renters Insurance is required at lease signing and will be inspected periodically during the lease period. Blessed Properties must be included as Certificate of Insurance of Notification.

Roommates are accepted on select properties only on a case by case basis. There is a \$200 non-refundable roommate fee required for each approved applicant.

Property holds are accepted with an approved application and the full security deposit. The property will be removed from the rental market for 14 days. Lease & rent is required on the 15<sup>th</sup> day. If the property is occupied the time starts the first day the property is available.

- If the applicant pays the full security without actually seeing the property and later declines the property 75% of the security deposit will be returned.
- If the applicant pays the full security deposit after seeing the property and later declines the property the applicant forfeits the entire security deposit.

Pets are accepted at select properties only. There may be 2 pets per lease with a weight limit of 45 lbs each. The non-refundable pet fee is \$300 (up to \$500) and renter's insurance with a pet rider is required.

- The Pet Fee is solely for the privilege of housing your animal on the property.
- Pest control is required inside and out upon move out and copy of the receipt provided.
- The following animals are prohibited: Cats, Reptiles, Pit Bulls, Pit Bull Terriers, English Bull Terriers, Staffordshire Bull Terriers, American Staffordshire Terriers, Chow-Chows, Dobermans, Rottweiler, Wolves, Husky, Malamutes, Presa Canario, or any hybrids of the previous breeds.

Landlord Rules & Regulations is an addendum to your lease. Info can be updated without notice. Conditional approvals are on a case by case basis with

Signing this acknowledgement indicates that you have had the opportunity to review the Property Manager's Tenant Selection Criteria policy letter. 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 to you.

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Print name

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Signature

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Print name

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Signature