



Pursuant to Texas Property Code Section 92.3515 and the Fair Credit Reporting Act, 15 U.S.C.A., Section 1681, Chapter 41, the following tenant selection criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

APPLICATION CHECKLIST

We will NOT begin processing your application until ALL of the following have been received.

- Completed online application for each applicant 18+ years:
 - www.AmalavitaRealty.com/Lease/ApplyHere
- \$30 NON-refundable application fee (paid online)
- Copy of Driver's License
- Income Verification
 - Two (2) FULL months of most recent paystubs
 - If self-employed or 1099: Two (2) most recent bank statements AND two (2) years of tax returns
- Authorization to Release Information
- Tenant Selection Criteria
- Picture of pet

ADDITIONAL INFORMATION

INCOME VERIFICATION: Gross income must be at least three times (3x) the rent. All sources of income must be verifiable.

EMPLOYMENT VERIFICATION: A minimum of two years employment history is required. If transferring from another area, a letter of transfer on company letterhead is required.

RENTAL HISTORY: Residency must be verified for a minimum of the last two years with no interruptions. Full time students that do not meet this requirement will require a co-signer. Complaints, late payments, NSF checks, and damages could prevent your approval. If any funds were owed to a previous landlord, proof of payment must be provided before your application is processed.

CRIMINAL HISTORY: Any applicant with a felony charge will not be accepted. Convictions involving assault, property damage, theft, drug related offenses could prevent your approval.

PO Box 14, Haslet TX 76052

O: (682) 286-8482 | E: AmalavitaRealty@gmail.com | W: www.AmalavitaRealty.com

CREDIT: A credit history report will be processed for each applicant.

SECURITY DEPOSIT: Applicant is required to pay a security deposit at the time of lease signing. A double/triple deposit may be required by owner/landlord for any foreclosure, repossession, bankruptcy and/or tax liens. Owner/landlord may accept guarantors in lieu of acceptable credit or landlord history. Guarantor must apply and be qualified per the listed terms above in order to be a guarantor.

PETS:

- All pets must be disclosed on the application (with photos attached) and Landlord will consider such pets in its review of the application. No pets other than those disclosed on the application may be kept at the property.
- ***Number of pets allowed is based on Landlord approval and may vary from property to property.***
- No aggressive dog breeds or exotic animals are permitted. In particular, pit-bulls (and all of its variations) and Rottweiler's and any mix breeds of pit bulls (and its variations) and/or Rottweiler lineage are not allowed.

OCCUPANCY STANDARD: The maximum occupancy for our properties is two (2) persons per bedroom.

RENTER'S INSURANCE: Renter will be required to maintain renter's insurance throughout entire lease, and lease extensions.

Each applicant must sign and upload the **TENANT SELECTION CRITERIA** along with the application. By signing this, you have reviewed the qualifying criteria and understand how the results of your application will be determined.

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date

Tenant Signature Date