



**124 South Main St  
Suite 220  
Burleson TX 76028  
Office: 817.715.3896**

## **Tenant Selection Criteria**

Boot Team Realty operates in compliance with the Fair Housing Act. Pursuant to Property Code section 92.3515, these Tenant Selection Criteria are being provided to you. The act prohibits discrimination in housing based on Race, Color, Religion, Sex, National Origin, handicap or Familial Status. The following constitutes grounds upon which the Landlord will be basing the decision to lease the Property to you. If your application is denied you and/or your agent will be notified.

**Application Fee:** A \$75.00 non-refundable application fee is required for All individuals 18 years or older, in the form of Cashier's Check and or Money Order.

**Occupancy Standard:** Two person maximum per bedroom. (Exception: Child less than 6 mo. of age)

**Age Requirement:** Applicant(s) must be 18 years or older (unless head of household). All occupants 18 years or older will be required to complete an application (even if living with parent or guardian).

**Income Requirement:** Applicant(s) must provide proof of combined monthly gross income equal to (3) times the monthly rental amount. Proof of current income for each applicant must be submitted in the form of consecutive and most recent pay stubs four weeks prior to the Application date.

**Employment Requirement:** Applicants must have verifiable employment with a minimum of (6) consecutive months with the same employer.

**Self-employed, Retired or Not Employed:** Such applicants must provide the previous year's income tax return, financial statements from a CPA or copies of (3) most recent bank statements showing proof of combined monthly gross income. Income requirements are the same as above.

**Credit History:** Management uses National Tenants Network in order to verify your credit and criminal history. A decision to lease the Property to you may be based upon information obtained from this report.

**Rental History:** Previous rental history will be reviewed. Any negative rental history or late payments are cause for denial. Applicants will be automatically denied for the following reasons: (1) Outstanding balances owed to a landlord (2) Any eviction filed within the past (36) months.

**Criminal History:** Landlord reserves the right to deny an applicant who is found to have felony charges within the last seven (7) years or misdemeanor convictions involving crimes against persons, property or for illegal drug related offenses. Any decision regarding the rental property may be influenced by the report.

I understand and accept these qualifying standards and have truthfully answered all questions. Further, I understand that falsification of rental application information may lead to denial of rental approval.

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Applicant's Signature