



SCREENING CRITERIA AND INFO ABOUT BROKERAGE

Thank you for considering one of the homes we professionally manage. This criteria is being provided pursuant to Texas Property Code 92.3515. We are committed to Equal Housing Opportunity. We do not discriminate on the basis of race, creed, religion, sex, national origin, disability, or familial status. The following list constitutes grounds upon which a landlord will be basing the decision to lease the home to you. If your app is denied based upon information obtained from your credit report you will be notified. **Anyone over 18 must apply online at nhsproperties.com**, a current pay stub and a government ID must be attached. All applications must be submitted before processing will begin. Application fees are \$100 per adult. If there are multiple applications on same home we will process all apps for consideration and at the landlords sole discretion deem the best applicant, which may not necessarily be the first app received. Keep in mind that if your app is not picked in a multiple app situation you may still qualify for another one of our rental homes. *Please note, the rental property stays on the market and will continue to be shown until an application is approved, lease is executed, & security deposit received.*

1. **Credit History:** The Landlord will obtain a credit report from Experian, this will verify your credit history. The Landlord's decision to rent the home to you may be based on information received from this report. Bankruptcies and foreclosures must be over a year old. Some landlords will accept a double deposit if all other criteria is met except for good credit. If you are denied for information based on credit report you will be notified in writing.
2. **Rental History:** Landlord will verify current and past rental history. At least 12 months verifiable rental history or mortgage history is required. We will be checking for on time payments, HOA violations, cleanliness or damages to the homes, evictions, and rental collections. Any negative rental history is grounds for automatic denial. Some landlords may accept a cosigner or double deposit for no rental history or first time renters, as long as all other criteria is met.
3. **Criminal History:** The landlord will perform a criminal history investigation in order to verify the information you have provided on the rental application. The landlord's decision to rent the property to you may be influenced by the information contained in the criminal investigation.
4. **Current Income:** Income must be verifiable with current pay stubs, filed tax returns and current bank statement deposits. The income must be at least 3.5x the monthly rental amount. Sufficiency of your income with the ability to verify this may influence the landlord's decision to rent to you.
5. **Failure to Provide True and Correct information:** Failing to provide accurate information in your rental application or if any information is not verifiable will be considered by the landlord when making the decision to rent the property to you.

TREC requires that we disclose to you Information about Brokerage Services, which states that NHS Properties/ Carrie Hatfield is a licensed broker in the state of Texas and has a written contract with the owner to fully represent them as Agent for Owner in all business dealings as they pertain to the rental property you are applying to lease. I understand that NHS Properties is the agent for the owner and will be paid a fee by the owner. I also understand that NHS Properties has an agreement with the owner of the property, and by law according to the guidelines set forth by TREC, NHS Properties must only represent and act in the best interest of the Owner in negotiations, representations, and leasing the property. NHS Properties is a licensed broker in the State of Texas.

