

Tenant Selection Criteria and Acknowledgment

Pursuant to Texas Property Code §92.3515

These Tenant Selection Criteria are being provided to you as required by the Texas Property Code §92.3515. The criteria below outline the grounds upon which the **Landlord, through its property manager (Doors Management & Leasing)**, will base the decision to lease the property. Based on the information you provide, the Landlord may deny your application or take other adverse actions, which may include (but are not limited to):

- Requiring a guarantor;
- Requiring an additional deposit;
- Charging a higher rent than for another applicant.

If your application is denied or if any adverse action is taken based on information obtained from a credit report or credit score, you will be notified in accordance with the Fair Credit Reporting Act.

Selection Criteria

1. Criminal Background

A criminal background check will be performed using the information you provide in the Lease Application. The Landlord's decision may be influenced by the nature, severity, and recency of offenses.

2. Previous Rental History

Previous rental history will be verified using the contact information you provide. Inaccurate, incomplete, or unverifiable information—or negative references—may impact the Landlord's decision. Other criteria that could be a cause for denial include evictions, lease violations, or unpaid rent.

3. Income Verification

You may be required to provide documentation verifying the income stated in your application. Sufficient income of at least three (3) times monthly rent in gross verifiable income is required.

4. Credit History

A credit report will be obtained from a Credit Reporting Agency (CRA). Creditworthiness—including payment history, outstanding obligations, and score—may influence the leasing decision. If your application is denied based on credit information, you will be notified.

5. Accuracy of Information

Inaccurate or unverifiable information in your application may result in denial.

Screening and Fraud Prevention

Screening may include identity verification, income verification, and third-party screening services. These criteria are not exhaustive, and additional factors may be considered as permitted by law.

Privacy Policy

Our privacy policy is available upon request and is also available on our website under the Resources tab.

Ongoing Availability of Property

The property will remain on the market and be available to other prospective tenants until an application is approved, the Lease is fully executed, and all required payments are received.

Fair Housing Statement

Doors Management & Leasing, as agent for the Landlord, complies with federal and state Fair Housing laws and the National Association of REALTORS® Code of Ethics. All applicants are evaluated in accordance with federal and state Fair Housing laws. Decisions are based on uniformly applied criteria and not on any protected characteristic, such as race, color, religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

Reliance on Written Criteria

These criteria are provided in writing to ensure consistent and complete communication. Verbal summaries or explanations may not include all applicable criteria and should not be relied upon.

Acknowledgment

By signing below, you acknowledge that you have had the opportunity to review these Tenant Selection Criteria.

Applicant Signature

Date

Applicant Signature

Date