

**Tenant Selection Criteria**  
**Kadish Properties , REALTORS®**  
1301 W. Ben White Blvd. STE C Austin, TX 78704  
512-444-844

These criteria are being provided in reference to the Property located at the following address:

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Pursuant to Property Code Section 92.3515, these Tenant Selection Criteria are being provided to you. The following constitute grounds upon which Landlord will be basing the decision to lease the Property to you. If your application is denied based upon information obtained from your credit report, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check on you to verify the information provided by you on the Lease Application. Landlord's decision to lease the Property to you may be influenced by the information contained in the report. Considerations include whether the conviction presents a demonstrable risk to resident or property safety, the nature and severity of the conviction, the amount of time passed, age at the time of conviction and evidence of successful rental history since conviction.
2. **Previous Rental History:** Landlord 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 Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord 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 Landlord's decision to lease the Property to you.
4. **Credit History:** Landlord will obtain a credit report in order to verify your credit history. Landlord's decision to lease the Property to you may be based upon information obtained 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 Landlord when making the decision to lease the Property to you. Application must be complete and legible, with all blanks filled in.
6. **Basic Rental Requirements:** Income of 3.5 times the rent (Except Section 8)  
2 Years Recent Good Rental History or 2 Years Recent Good Mortgage History  
2 Years Recent Employment History  
Good Credit History  
No Aggressive Breed Pets

Signing this acknowledgment indicates that you have reviewed the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. 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.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_