

Town Homes of Bear Creek Tenant Selection Criteria

The following constitute grounds upon which Landlord will be basing the decision to lease a property to an applicant:

1. Current Income: Landlord may ask for verification of income as stated on the Lease Application. Based

upon the rent rate, the Landlord may require verifiable, sufficient income to lease the property to you.

2. Credit History: Landlord will obtain a Credit Report and verify your credit history and the Landlord's

decision to lease the property may be based upon information obtained from this report.

3. Criminal History: Landlord will obtain a criminal history check on all applicants 18 years of age and older who are applying for the property. Landlord's decision to lease property may be influenced by criminal activity.

4. Rental History: Landlord will contact and confirm your previous rental history. Landlord's decision to

lease you the property may be influenced by the information provided to us by your previous landlord.

5. Applicant Information Must be Factual: Failure to provide accurate information on the application will

be considered by Landlord when making the decision to lease the Property.

6. General: Landlord may have specific criteria that pertains to a specific unit. This will be given to the

applicant if it pertains to the home they are inquiring about.

7. Approval Criteria: The following items may negatively affect your application approval:

Incomplete Rental History, Evictions, Insufficient Income, Convicted Sex Offender, Drug Convictions including Intent to Sell, Credit Score, Domestic Violence Convictions, Previous offenses against Landlords, and/or Bankruptcy

Signing this acknowledgment indicates that you have had the opportunity to review 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 Signature (s): _____

Applicant Signature (s): _____

Date: _____

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Requirements in order to proceed with the application of a Town Homes of Bear Creek rental property:

1. All occupants 18 years of age and older must fill out an application.
2. Applications are to be submitted with a \$30.00 per applicant. Applications will not be processed until the application fee is paid. The application fee is non-refundable.
*Application fees may be paid by money order, cashier's check, or online payment.
Admin Fee \$50.
3. Each occupant over 18 years of age must provide a valid photo I.D.
4. Town Homes of Bear Creek will run a background check on each applicant, which includes credit and criminal history, current and previous employment, and previous tenant history. This process can take 2-3 business days, if accurate information is provided.
5. You will need to submit your most recent pay stubs (2-4) to RPM. If you are self-employed, one or more previous year's tax return and/or banking information will need to be submitted.
6. If you have a pet, you **MUST** specify that on your lease application and an additional pet deposit is required. **Maximum one dog per unit. No Bully Breeds.**
7. You must specify your preferred move in date on your application

Thank you for choosing Town Homes of Bear Creek. This packet must be completed in its entirety. Sign and return to our office by fax **(1-847-376-8372)**, email **(info@townhomesofbearcreek.com)**, or deliver in person (on site drop box **15357 W. Little York Rd, Houston TX 77084**).