

TOP NOTCH REALTY LLC

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Tenant Selection Criteria

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

PROPERTY ADDRESS: _____

CITY, STATE, ZIP: _____

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. Based on the information you provide, Landlord may deny your application or may take other adverse actions against you (including, but not limited to, requiring a co-signer on the lease, requiring an additional deposit, or raising rent to a higher amount than for another applicant). If your application is denied or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

1. **Criminal History:** Landlord will perform a criminal history check 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.
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, providing inaccurate information, or information learned upon contacting previous landlords may influence Landlord's decision to lease the Property to you.
3. **Current Income:** Landlord will ask you to verify your income as stated on your Lease Application. Depending upon the rental amount being asked for the Property, your income along with the ability to verify the stated income, may influence Landlord's decision to lease the Property to you. Your income must be 3 times the rent. You will need to provide the two most recent pay stubs for verification. If you are military the rent amount should not exceed your BAH allowance.
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. Credit reports indicating evictions, poor rental history, unpaid accounts, or more unsatisfactory accounts than satisfactory accounts will result in disapproval of the rental application. Credit scores are not obtained or used for qualifying. **can be waived at Landlords discretion*
5. **Failure to Provide Accurate Information in Application:** Your failure to provide accurate information in your application or providing information that is unverifiable will be considered by Landlord when making the decision to lease the property to you.
6. **Insurance:** Our insurance does not cover the loss of or damage to your personal property. Insurance is not required but is strongly recommended. We urge you to get your own insurance for losses due to theft, fire, water damage, pipe leaks and other similar occurrences. Renter's insurance does not cover losses due to a flood.
7. **Pets:** pets are allowed in majority of our rentals at landlord's discretion. ***Each pet is subject to a \$300 non-refundable Pet Fee and a \$50 increase in monthly rent.*
8. **Other:** Government issued Photo ID (Driver's License, Passport, State issued Identification Card) Valid Social Security Card Security Deposit* \$45 Application Fee for the first applicant, \$15 for each additional adult, 18 years and older* All documents for any accommodation's requests must be provided with application

Deposit, application fee, and prorated rent MUST be paid with CERTIFIED funds (i.e. money order or cashier's check)

Applicant Signature

Applicant Signature

RENTAL LIST LEGEND

**AVAILABLE
DATE**

**NOW= Vacant ready to view, "Date" Date Coming Available, Date
Ending with "99" = maintenance hold, not viewable**

BED

Bedrooms

BATH

Bathrooms

CA

Central Air: Y= Yes, N= No, E= Electric, G= Gas, W= window

CH

Central Heat: Y= Yes, N= No, E= Electric, G= Gas, W= window

Wtr, Gas, Pd

States whether utilities are paid Y= Yes, N= No, (--) = None Available

SP

This property has special terms added to the lease.

**UNIT
ADDRESS**

Address of rental property

UNIT

Unit/Apartment Number

RENT

Monthly Rent

DEP

Security Deposit Amount

PETS

**Pets allowed: Y= Yes, N= No, O= Outside, S= Small Pets Only, C= Cats Only, D= Dogs Only
A= Owners Approval Required, S/D- Small Dogs Only, S/O = Small Outside Pets**

FP

Fireplace: Y= Yes, N= No

F

Fenced Yard: Y= Yes, N= No

G

Garage: N= No, 1= 1 Car Garage, 2= 2 Car Garage, C= Carport

REF

Refrigerator: Y= Yes, N= No

W/D CON

Washer/Dryer Connections: Y= Yes, N= No, A= Washer/Dryer Appliances

R

Range: Kitchen Stove, E= Electric, G= Gas

TYPE

Type of Property: Apartment, Duplex, 4Plex, Home

HUD

Property allows housing assistance

BNS ROOM

Bonus Room

******These Properties Are Available to View Today******

Properties Available NOW

6/7/21

| Available Date | City | Bed | Bath | CA | CH | Pd | Pd | SP | Unit Address | Unit | Rent | Dep | Pets | FP | F | G | Ref | CON | R | Type |
|----------------|------|-----|------|----|----|----|----|----|--------------|------|------|-----|------|----|---|---|-----|-----|---|------|
|----------------|------|-----|------|----|----|----|----|----|--------------|------|------|-----|------|----|---|---|-----|-----|---|------|

TOTAL 0

Properties Coming Soon - Currently Occupied

6/20/20

| Available Date | City | Bed | Bath | Wtr Gas | | | | | Unit Address | Unit | Rent | Dep | Pets | FP | F | G | W/D | | | Type |
|----------------|---------|-----|------|---------|----|----|----|----|--------------------|------|--------|--------|------|----|---|---|-----|-----|---|------|
| | | | | CA | CH | Pd | Pd | SP | | | | | | | | | Ref | CON | R | |
| 11/1/2020 | Killeen | 4 | 2 | Y | Y | N | N | N | 2805 Hector Dr | | \$1200 | \$1200 | Y | N | N | 2 | Y | A | E | Home |
| 5/1/2021 | Killeen | 3 | 1 | Y | Y | N | N | N | 507 Cardinal Ave | | \$750 | \$750 | Y | N | N | 1 | Y | Y | G | Home |
| 2/1/2021 | Killeen | 4 | 2 | Y | Y | N | N | N | 2800 Maria Dr | | \$1200 | \$1200 | Y | N | N | 2 | Y | Y | E | Home |
| 5/1/2021 | Killeen | 4 | 2 | Y | Y | N | N | N | 4403 Windcrest Dr | | \$1095 | \$1095 | Y | Y | Y | 2 | Y | Y | E | Home |
| 2/1/2021 | Killeen | 3 | 2 | Y | Y | N | N | N | 619 Bishop Dr | | \$950 | \$950 | Y | N | Y | 1 | Y | Y | E | Home |
| 7/1/2021 | Cove | 3 | 2 | Y | Y | Y | N | N | 104 Cedar Grove Lp | | \$750 | \$750 | Y | Y | N | N | Y | Y | E | Home |
| 5/1/2021 | Killeen | 2 | 2 | Y | Y | N | N | N | 4508 Pete Dr | | \$1200 | \$1200 | Y | Y | Y | 2 | Y | Y | E | Home |
| 6/1/2021 | Killeen | 3 | 2 | Y | Y | N | N | N | 506 Alexander St | | \$935 | \$935 | Y | N | N | N | Y | Y | G | Home |

These properties are currently occupied until the date listed.