**Tenant Qualifications**

DMG Services Inc. uses Rentec Direct, a nationally based service that screens potential tenants’ criminal history, residential history, and credit history. 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.

**Automatic Denials:**

1. If the applicant has been convicted of a violent crime or drug charges within 2 years.

2. Any kind of domestic abuse convictions within the past 5 years.

3. Two (2) or more DWI’s within two (2) the past years.

4.. Applicants that have not kept previous properties clean and sanitary.

5. Applicants that have judgements or evictions in the last 5 years on their credit report, unless you can provide proof that you are paying off the balance owed.

6. 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.

**These maybe accepted but it may require you to have a cosigner.**

1. If the applicant does not have sufficient rental history.

2. If their income is not 3 times the amount of rent.

3. Low credit scores or outstanding debt that exceeds $2,000.00

4. Pets that are on the dangerous breed list.

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.

2. **Current/Previous Rental History**: Landlord will verify your current/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 will 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 Reporting Agency (CRA) report, commonly referred to as 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.

**Current Income**:

We will 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. Income should be a minimum of 3 times the rent and verified by the employer through pay stubs, tax returns, and/or bank statements. Self-employed income may also be verified with a CPA-prepared financial statement or tax return. Your employment history should reflect at least 6 months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer.

Income from military, disability, Social Security, child support, or other benefits must have copies of award letters provided with the application showing amounts and dates of benefits.

**Animals**

**Animals that are on the aggressive breed list. Your renter’s insurance must cover that aggressive breed.**

**EXTENUATING CIRCUMSTANCES**:

In some cases, the manager may feel that an applicant who does not qualify under this

policy might still be an acceptable risk due to extenuating circumstances. Such circumstances might include (but are not limited to) severe medical problems, recent death of a spouse, recent divorce, a temporary period of unemployment in the past, negative information confined to a single landlord reference, etc. In these situations, the manager may request a review by their immediate supervisor who may, at their discretion, approve or decline the application.

**ANTI-DISCRIMINATION**: No applicant shall be declined residency on the basis of their race, sex, religion, marital status, family status, age, or by any other method of discrimination by treating one person or group different than other persons or groups who have the same characteristics, or by any laws, legal codes, or regulations that prohibits discriminatory practices.

**Your failure to provide accurate information in your application or your provision of information that is unverifiable will be considered when making the decision to lease the Property to you.**

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