

## **Tenant Selection Criteria**

### **V.A.R. Group, LLC**

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. 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 on you to verify the information provided by you on the Lease Application. Landlord will use criminal records that were the result of a conviction when making decision and will take into account nature and severity of crime when making decision.
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 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.
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.

**Detailed rental criteria is available on next page**



## Application Process

Please complete the attached Texas Association of Realtors application. Application fee is \$45 per adult 18 years of age or older that would reside at the property. Application fee must be paid online via Paypal and must be submitted along with application. **Application fee is non-refundable.** Application will not be processed without application fee. **NO EXCEPTIONS.**

### **Detailed Rental Criteria:**

- Minimum 18 years of age
- No Evictions
- No foreclosures within the last 18 months
- No felonies within the last 7 years
- Must earn three times monthly rent amount per month
- Income must be verifiable at time of application
- Acceptable credit

Despite meeting the above requirements if an applicant is not able to move in within 20 days of application (possibly longer under special circumstances), is not able to submit required funds to remove property from the market, not able to provide requested documentation, has been convicted of any the following crimes regardless of time that has passed as they place other residents and/or the property at risk: Murder, arson, violent crimes (which would include any convictions with the use of firearms), crimes of a violent sexual nature, crimes against property, or persons (such as arson or theft), convictions of drug manufacturing or distribution applicant will be denied.

### **Pets under the Dangerous breeds list will not be accepted under any circumstances this includes\*:**

- x Pitt Bulls
- x Doberman Pinschers
- x Rottweiler
- x Akita
- x Mastiff
- x German Shepard
- x Chow

\*Other known aggressive Breeds may also be excluded

### **Application Processing:**

- Applications will not be processed without an application fee, no exceptions.
- Application processing generally takes between 24-48 hours could be longer depending on how fast current or past landlords and employers take to provide information. Any missing documentation may delay application processing. Again, anyone 18 years of age or older must submit an application regardless of employment status.

### **Application must include:**

- Copy of Drivers Licenses
- Current Pay stubs (You may fax them to 214-771-6719 or email to **Application@TheVarGroup.com**)
- Application Fee (Payable Via Paypal via **TheVarGroup.com**)

### **Application Approval:**

- Applicant's Realtor (if applicable) will be notified of application approval.
- Applicant must submit security deposit in certified funds within 48 hours of approval.
- Applicant must sign security deposit agreement (attached).
- 1<sup>st</sup> Month's rent and security deposit **MUST** be paid in certified funds (Cashier's Check/ Money Order) Personal checks will be accepted after the first month and must be made payable to VAR Group.

### **Checklist**

- ✓ Completed Texas Association of Realtors Application
- ✓ Photo ID
- ✓ Proof of Income
- ✓ \$45 non-refundable application fee (Payable via TheVarGroup.com via Paypal)

**If you are approved time is of the essence in getting the security deposit in and the lease agreement signed. Lease agreement will not be altered under any circumstances.**

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature