

Resident Selection Criteria

True Real Estate Management (“Landlord” or “TREM”) is providing the required Resident Selection Criteria pursuant to all applicable federal and state laws (the term “resident(s)” to be synonymous with “tenant(s)”). The following information outlines the basis upon which Landlord will make its decision. Any rental application action will conform to all applicable federal and state laws. The following is a list of the required items and selection criteria by which tenant applications are reviewed:

Application Process

- Complete the application and sign the Resident Selection Criteria sheet.
- Pay application fee of \$25 per adult application online.
- All application fees are non-refundable regardless of the outcome.
- If multiple applications for one home are received, we will process all applications received until we have an approved applicant.
- All conditions of the application process must be met for the applicant to receive an approval.
- Applying for a home does not guarantee its availability.
- A property is still considered available until it is removed from TREM’s website www.truerealestatemanagement.com.

Applications

- Each occupant over the age of 18 years old must complete an application and show a valid government issued ID or proof of legal residence status with a visa.
- Providing false and/or misleading information are grounds for rejection of an application and loss of any application fee and a basis for termination of the Lease if subsequently discovered.

Identification

- Landlord requires a verification of identity with applicant(s) over 18 years of age by supplying a copy of a valid identification:
 - Any of the following are considered valid forms of identification (shall not be expired):
 - U.S. Driver’s License, U.S. Passport, U.S. Government Issued ID Card and/or U.S. VISA

Income Requirements

- Applicants must provide proof of monthly gross income equal to a minimum of 3 times the monthly rent. Income will be verified by one or more of the following as required by management:
 - Paystubs for the last 30 Days for each applicant
 - Self-employed must submit prior year’s filed tax returns and P/L Statement
 - Offer letter from new employer with contact information for verification
 - Official records proving retirement, disability, social security, alimony, pension and/or child support benefits, etc.

Rental History Requirements

- If negative rental history (including, but not limited to: evictions, late payments, current or past outstanding debts to previous landlord, etc.) is found, then an application may be denied or subject to an increased security deposit at the landlord's sole discretion.
- If landlord is unable to verify rental history, the security deposit requirement shall be equal to 2 months' rent, where permitted by law.

Criminal Background Requirements

- Criminal background checks will be performed on each applicant.
- Applicants with felony convictions will be denied.
- Certain misdemeanors convictions may result in a denial if within the last 7 years.

Credit History Requirements

- Applicants with credit scores under 600 or applicants without established credit, are subject to landlord's sole discretion to determine if income and background are sufficient to approve the application.
- Landlord may require an increased security deposit for credit scores under 600.

Approval with Conditions

- Applications may be approved with conditions if it is determined that income, credit or rental history requirements are not met. These applicants will be required to pay an additional security deposit.

Co-Signer(s)/Guarantor(s)

- Any co-signor for any applicant must complete an application, the screening process (including \$40 application fee) and meet all of the minimum requirements listed in this Resident Selection Criteria.
- All co-signers must provide proof of monthly gross income equal to a minimum of 4 times the monthly rent.

Occupancy Standard

- The landlord abides by occupancy standards based on two persons per bedroom, plus one per home
 - Three Bedrooms: Seven persons
 - Four Bedrooms: Nine persons
 - Five Bedrooms: Eleven persons
 - Six Bedrooms: Thirteen persons

Pet Policy

- All pets must be disclosed on the application and the landlord will review as a part of the application.
- A maximum of two pets are allowed in a property.
 - No pet may weigh more than 65lbs.
 - No aggressive breeds or exotic animals are allowed.
- A \$300 non-refundable fee will be assessed per approved pet.

Form of Payment

- An application fee can be paid online at time of application.
- All deposits AND first month's rent must be made in the form of money order, certified funds and/or cashier's check, or a combination thereof.

Applicant Consent

The undersigned applicant(s) and/or co-signer(s) agree they understand the Resident Selection Criteria and consent to allow Landlord and/or its designated affiliates obtain the consumer report and/or criminal record information required information pursuant to the applicant(s) intent to lease a property. Upon request, Landlord and/or its designated affiliates will provide the consumer reports that were requested and the names and addresses of any consumer reporting agency that provided such reports.

Property Address Applying for:

Property Address

Name

Signature _____

Date _____

Name

Signature _____

Date _____

Name

Signature _____

Date _____

Name

Signature _____

Date _____

Name

Signature _____

Date _____

The TREM Resident Selection Criteria may be updated periodically and made available at www.truerealestatemanagement.com or upon request at 1-800-682-8926.

Toll Free 1-800-682-8926 | 11700 Preston Rd Suite 660 #518, DALLAS, TX 75230

Page 3 of 3

