

CLOUD REAL ESTATE TENANT SELECTION CRITERIA

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

(Street 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. If your application is denied based upon information obtained from your credit report, you will be notified.

Agency Representation

In all cases Cloud Real Estate is representing the owner of the property. Cloud Real Estate has a Property Management Agreement in effect on their rental properties. The firm is guided by this document in renting/leasing the property to a potential renter/lessee.

Applicants

Any person over the age of 18, whether a tenant or occupant, that will be occupying a rental property must complete an application. The Social Security Number for each adult must be provided. Minor children of parent(s) must be listed by name and age.

Accuracy of Information

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.

Social Security Numbers and Drivers License

Each adult applicant must furnish a copy of their Social Security Card and their Drivers License when making application to verify proof of identity.

Employment and Income

As a minimum requirement, applicants must have verifiable monthly income from an employer or non-employment (social security, disability, and retirement funds, etc.) equal to or greater than the rent amount based on the following formula.

$\text{Income} \times 41\% = A$, $\text{Income} - A = B$, $B - \text{estimated monthly payments as listed on credit report} = C$. The amount represented as "C" must be equal or greater to the rent amount.

Rental History

Applicants must have a history of satisfactory rent payments and occupancy with all previous landlords. Proper notice to vacate must have been given previous landlords. You need not apply if you have been evicted or have been delinquent in paying your previous landlords. You need not apply if you have damaged or left a previous rental in a state of disrepair. Your failure to provide information as requested, provision of inaccurate information or information upon contacting previous landlords may influence the Landlord's decision to lease the Property to you.

Credit References

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 up information obtained from your credit report, you will be notified.

Bankruptcy, Voluntary Repossessions, Liens, etc., may be considered with an attached written explanation to your application.

Approval of Application

All applications, including verification of credit, employment, income, and rental history must be submitted to and approved by the Property Manager or Principal Broker.

Criminal History

Landlord may 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.

Occupancy Limits

Occupancy limits must comply with guidelines set by the "Keating Memo", adopted by the Department of Housing and Urban Development. General guideline is no more than two persons per room.