Monarch REALTY GROUP
Sales, Rentals & Property Management
P.O. Box 10322, Killeen, TX 76547 (254) 526-7746 Office

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.

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. **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.**

6. **Other:** Renter's Insurance-Provide Proof of Renter's Insurance

"Signing this acknowledgement below indicates that you have had the opportunity to review the landlord's tenant-selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded."

I (WE) hereby Acknowledge I read the Above Tenant Selection Criteria

_____ _____ _____ _____
Prospective Tenant **Date** **Prospective Tenant** **Date**

Email: Management@MonarchRealtyGrp.com