

**TENANT SELECTION CRITERIA FORM**

ADDRESS: 5103 ENCINO CT

Tenant Notice of Eligibility Requirements and Landlord's Tenant Selection Criteria reflect the grounds for which the rental application may be denied. Applicant denial includes the failure to provide accurate or complete information on the application form and the following;

REPORT REQUIRED	REPORT NOT REQUIRED	Landlord's Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>National Criminal History Report:</b> ___ Will <input checked="" type="checkbox"/> Will Not: Allow Felony ___ Will <input checked="" type="checkbox"/> Will Not: Allow All Misdemeanors ___ Will <input checked="" type="checkbox"/> Will Not: Allow Minor Misdemeanors - (not including drugs, sex offences or thief)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Previous Rental History:</b> Agent__ or Landlord__ to call previous landlord and check payment history, broken leases, maintenance of the property, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>Credit History:</b> (Reports from 2 credit bureaus) Credit scores not below _____ 350 to 500 low 501 to 619 med 620 to 798 high or Better 799 to 850 very high
<input type="checkbox"/>	<input type="checkbox"/>	<b>Other information:</b>
<input type="checkbox"/> Will Allow	<input checked="" type="checkbox"/> Will Not allow	<b>Smoker:</b>
<input type="checkbox"/> Will Allow	<input checked="" type="checkbox"/> Will Not Allow	<b>Pets:</b>

Stacy D. [Signature] 10/15/25  
 Landlord Date

\_\_\_\_\_  
 Tenant Applicant Date

Mariglyn [Signature] 10/15/25  
 Landlord Date

\_\_\_\_\_  
 Tenant Applicant Date

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. 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.

PROPERTY ADDRESS: 5103 Encino Ct.

10F2

## REPAIRS & RESPONSIBILITY for PROPERTY CONDITION

The following is repeated for emphasis from paragraph 19, REPAIRS AND RESPONSIBILITY FOR PROPERTY CONDITION, of the Texas Association of Realtors Residential Lease Agreement, Revised 7/23/93. (All numbers and lettering are taken from paragraph 19.)

(a) Tenant's General Responsibilities:

Tenant shall keep the Property, including all rooms, bathrooms, and appliances, clean and sanitary.

Tenant shall dispose of garbage only in appropriate receptacles.

Tenant shall follow the home owner association rules.

Tenant shall use reasonable diligence in the care of the Property and at Tenant's expense shall be responsible for:

- (i) costs of plumbing stoppages and damages caused by foreign or improper objects not caused by Landlord's negligence in lines exclusively serving the property;
- (ii) damages to doors, windows, or screens not caused by Landlord's negligence;
- (iii) damages from windows or doors left open;
- (iv) supplying and changing heating and air conditioning filters at monthly intervals;
- (v) supplying and replacing light bulbs and smoke detector batteries;
- (vi) replacement of yard or shrubbery caused by Tenant's negligence;
- (vii) prompt removal of trash from the Property;
- (viii) eliminating any condition dangerous to health and safety caused by Tenant or Tenant's guests;
- (ix) cost of pest control except for wood destroying insects;
- (x) taking precautions to preclude broken water pipes due to freezing;
- (xi) lost or misplaced keys;
- (xii) damages resulting from Tenant's failure to promptly notify Landlord of needed repair;
- (xiii) maintenance in good working order of any other item added in the lease agreement.

(c) Except as otherwise agreed in the Lease and except for those repairs caused by fire, interruption of utilities, or other emergency, Tenant shall cause to be repaired and pay the full cost of any repair to the Property provided the cost of any such repair does not exceed \$100.00. Tenant shall cause any repair to be made only by qualified repairmen, technicians, or professionals. Tenant shall not repair or attempt to repair any item by Tenant's self.

Repairs and Responsibility for Property Condition, continued

(Landlord's Rules & Regulations, rev 4/94, Paragraph 12 b, requires Tenant to pay first \$ 100<sup>00</sup> of each service call.)

In addition:

Tenant shall change the air conditioning filter 12 x times during the lease. Landlord has has not supplied air conditioning filters.

Tenant shall shall not be responsible for the treatment of any infestation of insects including fleas and bedbugs at the end of the lease.

Tenant may may not make any alterations to the property including installation of any cable wiring, satellite(s) or anything else that may change the property in any way.

Landlord will be making a walk through survey every \_\_\_\_\_ months. Landlord will will not be contacting you to set a definite time and date.

THE RENT IS DUE ON THE 4<sup>th</sup> OF EACH MONTH. LATE CHARGES ARE WAIVED IF THE RENT IS RECEIVED BY THE 4<sup>th</sup> ANY PAYMENT RECEIVED AFTER THE 4<sup>th</sup> WILL BE ASSESSED THE LATE CHARGE.

The landlord will file a Forcible Eviction with the proper authorities for all outstanding charges not paid within three days allowed in the posting: All legal fees and court costs will be the responsibility of the tenant.

Outstanding charges from the Previous month (ie., Late fees, tenant deductibles, evictions fees) are taken out of rent first and the remainder of the money received will be applied to current rent. All fees not received will make you outstanding in rent and the process above will go into effect.

Checks returned from your bank for ANY reason, landlord will require that the check be replaced within 24 hours with certified funds, (Certified or Cashier's Check). There will be a NSF charge of \$35.00 (Thirty Five US Dollars.) You will also be responsible for late charges. We will hold checks for replacement for 24 hours only. Afterwards, it will be given to the proper Authority for immediate collection as provided through the "Texas Hot Check" law. The eviction process outlined above goes into effect the say your check is returned.

Acknowledged and accepted:

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Landlord (s) \_\_\_\_\_

## TENANT'S REQUEST FOR REPAIRS

Paragraph 19 of the Texas Association of Realtors Residential Lease Agreement stipulates that Tenant shall direct all requests for repairs in excess of the amount stated in the lease agreement in writing to Landlord.

Date of Request \_\_\_\_\_

Tenant's Name(s) \_\_\_\_\_

Property Address 5103 ENCINO Ct.

Note: Service repairs or maintenance are performed during normal business hours Monday through Friday. Access to the property will be needed during these hours.

Contact Person for Appointment Stephen Glenn

Phone Number for Appointment 713-819-2533

Describe problem and date problem first noticed (If appliance, please give brand and model):

Keep copy of this request for your records. Send to owner/landlord.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# TENANT REQUESTS

ADDRESS: 5103 Encino Ct.

Written request and/or permission is required of Landlord for the following:

- Permitting any pet including mammals, reptiles, birds, fish, rodents, or insects on the Property, even temporarily.
- Guests staying longer than ten (10) days.
- Any additional vehicles other than what was agreed in the lease.
- Remove any part of the Property or any of Landlord's personal property for any purpose.
- Remove, change, or re-key any lock.
- Make holes in the woodwork, floors, or walls except that a reasonable amount of small nails may be used to hang pictures in sheetrock, or grooves in paneling.
- Permit any water furniture in the Property.
- Install new or additional telephone or television cables, outlets or alarm systems.
- Replace, remove, or shampoo carpet, paint, or wallpaper.
- Install, alter, or change, any fixture.
- Keep or permit any hazardous material on or near the Property.
- Dispose of any environmentally detrimental substance (for example, engine oil or radiator fluid) on the Property.
- Cause or allow any Mechanic's or materialmen's lien to be filed against any portion of the Property or Tenant's interest in the Lease.
- Remove or replace any smoke detector.
- Assignment and Subletting of the Property.

5103 Encino Ct.

- Military orders which require termination of Lease.
- Any changes in the Lease.

**TENANT REQUESTS**

Tenant's Printed Name \_\_\_\_\_

Tenant's signature \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

REQUEST FOR THE FOLLOWING:

Approved or NOT APPROVED by Landlord or Landlord's Representative as requested

\_\_\_\_\_

Approved by Landlord or Landlord's Representative with the following stipulations:

Landlord \_\_\_\_\_

Landlord's Representative \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5103 Encino Ct.

## RENTERS INSURANCE

It is highly recommended that tenants purchase renter's insurance to cover their personal belongings. The property owner's insurance just covers the building itself.

Renters insurance is relatively inexpensive, usually costing somewhere between ( ) a month. The policy covers the tenant's personal belongings and allows the tenant coverage from liability for injury to another person or damage to another person's property if the incident occurred within the rented residence.

Each roommate should purchase their own coverage.

Please give a copy of the Renters Insurance to your property <sup>owner</sup> ~~agent~~ within 5 business days from the execution of the lease. If fail to do so your lease will be null and void.

You are free to pick and choose any Insurance company you desire if they are licensed and reputable.

\_\_\_\_\_  
Tenant (1) Name

\_\_\_\_\_  
Tenant (2) Name

\_\_\_\_\_  
Tenant Signature                      Date

\_\_\_\_\_  
Tenant Signature                      Date

\_\_\_\_\_  
Tenant (3) Name

\_\_\_\_\_  
Tenant (4) Name

\_\_\_\_\_  
Tenant Signature                      Date

\_\_\_\_\_  
Tenant Signature                      Date

# NOTICE OF TERMINATION/MOVE OUT NOTICE

Tenant shall provide Landlord written notice of Tenant's intent to vacate and terminate this Lease at least thirty (30) days prior to the termination date or the end of any renewal period of the lease. **Verbal notice is insufficient under any circumstances.**

If the Lease is automatically renewed on a month-to-month basis, notice shall be given per the operations in paragraph number four (4) in the TAR Residential Lease Agreement.

Date \_\_\_\_\_

Tenant(s) \_\_\_\_\_

Property Address 5103 Encino Ct.

Lease Term, Renewal or Extension Period Ending on the \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_\_\_

Tenant(s) Forwarding Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tenant \_\_\_\_\_

Tenant \_\_\_\_\_

Receipt Acknowledged by Landlord or Landlord's Representative.

\_\_\_\_\_  
Landlord or Landlord's Rep

Date \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_