TENANT SELECTION CRITERIA DISCLOSURE

Provided in accordance with Texas Property Code §92.3515

All-Safe Property Management, LLC is required by Texas law to provide all applicants with our Tenant Selection Criteria. The information you provide in your application, along with information obtained from third-party sources, will be used to determine your eligibility to lease a property. Based on the results of this evaluation, your application may be denied or other adverse actions may be taken, including requiring an additional deposit or adjusting the rental rate. If adverse action is taken based on information obtained from a credit report, you will receive the appropriate notice.

SCREENING CRITERIA

Criminal History

1. A criminal background check will be conducted for each applicant. The nature, severity, and recency of oAenses may influence approval.
2. Previous Rental History Rental history will be verified using the information provided on your application. Incomplete, inaccurate, or negative rental history may result in denial.
3. Current Income Income must be verifiable and suAicient to meet rental obligations. InsuAicient income or inability to verify income may result in denial.

4. Credit History A credit report will be obtained from a Credit Reporting Agency (CRA). Credit score, payment history, outstanding debts, and other credit-related factors may influence approval. Applicants denied based on credit information will receive the required notice.
5. Accuracy of Application Information
   Providing false, incomplete, or unverifiable information may result in denial.

APPLICATION REQUIREMENTS

- All applicants 18 years or older must submit a completed and signed application.
- $75 non-refundable application fee (certified funds) per applicant age 18+.
- Valid driver's license or government-issued photo ID required for each applicant.
- Applications must include all names, phone numbers, and email addresses for verification.
- Processing time: 2–5 business days. • If approved, a $100 non-refundable move-in inspection fee will be charged with the first month's rent.
- Applications are processed in the order received.

INCOME & EMPLOYMENT VERIFICATION

- Gross monthly income must be at least three (3) times the monthly rent.
- Married couples may combine income.
- Required documentation:

o Most recent 3 months of pay stubs

o If 24 months of continuous employment cannot be verified, additional documentation (e.g., employment letter) may be required

o Self-employed applicants must provide 2 years of tax returns or CPA-prepared financial statements

- All additional income must be fully documented.
- Co-signers are not permitted.

RENTAL HISTORY REQUIREMENTS

- Minimum 2 years of verifiable rental or mortgage history.
- Provide landlord/mortgage company name, address, phone number, and email for the past 24 months.

INSURANCE REQUIREMENT

- Tenant must maintain Tenant Liability Insurance with a minimum of $100,000 liability coverage throughout the lease term.

- All-Safe Property Management must be listed as Additional Insured or Additionally Interested.
- Proof of coverage is required prior to move-in.

PET POLICY

- Pets considered case-by-case; not all properties allow pets.
- Breed restrictions may apply.
- Pet screening is required for all applicants with pets.

APPLICANT ACKNOWLEDGMENT

By submitting an application, you acknowledge that you have received, read, and understand these Tenant Selection Criteria and that the information you provide will be used to determine your eligibility to lease a property.