

Davis Property Management  
4305 W Lovers Lane  
Dallas, TX 75209  
214-369-8105 Direct  
214-350-4668 Fax

**Davis Property Management – MODEL TENANT SELECTION CRITERIA POLICY**

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. Davis Property Management will not accept any applicant's with a felony on their background.
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. Davis Property Management WILL NOT accept any applicant who has had an eviction, broken lease or owes any money to any of the current or previous Landlord's. Davis Property Management requires rental history from the previous two residences.
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. Davis Property Management requires proof of income (after taxes) to be at least three times the monthly rent.
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. Davis Property Management takes each applicant's credit history and decides on a case by case basis whether to require a higher security deposit, accept the asking security deposit or deny the applicant completely.
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.