

Notice of the Landlord's Tenant Selection Criteria

for

**611 Tiffany Trail
Richardson, Texas 75081
MLS # 11702701**

These selection criteria are being provided to give you, the tenant, the opportunity for review. The following may be grounds for which your rental application may be denied, including your:

1. **Criminal History**: The Landlord will make a criminal history check to verify the information provided by you on the Lease Application.
2. **Previous Rental History**: The Landlord will verify previous rental history using the information provided by you on the Lease Application.
3. **Current Income**: The Landlord will verify your current and previous employment and your monthly income as stated on your Lease Application.
4. **Credit History**: The Landlord will use Credit Reporting Agency reports to verify your credit history.
5. **Failure to Provide Accurate or Complete Information on the Application Form**: If you provide inaccurate or incomplete information, your application may be rejected and your application fee will not be refunded.

Third party services may be used by The Landlord to assist with verifying your application information. If your application is denied, you will be notified in writing.

Note: Lease application forms must be accompanied by a cashier's check or money order made out to AVS (Application Verification Service) in the amount of \$40 per applicant, or \$50 for a married couple. Application forms must be legible, complete, and signed by the applicants. Married couples may complete one form. All others must complete separate forms for each applicant.