



Tenant Selection Criteria

These criteria are being provided in reference to Properties either managed or represented for or on behalf of landlords as part of a separate agreement with Kanam Realty Group (or formerly, William Davis Realty and Ketan Parikh THE KP GROUP).

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. Your application may be denied for any of the following reasons outlined below;

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.

Applicant may be denied where the date of disposition, release or probation has occurred within the past seven years for a conviction, guilty plea or no-contest plea for:

- Drug related offenses
- Sex crimes/crimes against a child
- Manslaughter
- Burglary
- Kidnapping
- Robbery
- Vehicle prowling
- Murder
- Assault
- Registered/unregistered sex offender
- Forgery
- Malicious mischief
- Arson

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. You may be denied based on the following;

- Unverifiable rental history
- Eviction pending
- Unauthorized pet(s)
- Current or past balance owing for deposit, rent, fees or damages
- Damage to the property
- 1 or more evictions within a 5 year period
- Unauthorized occupant(s)

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. You may be denied for;
 - Lack of proof of income
 - Monthly household income less than Three (3) times the stated monthly rental amount.
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. Your application may be denied based upon the following;
 - Credit score below 600
 - Foreclosure in the past 24 months
 - Judgment or collection for unpaid rent
 - Open bankruptcy
 - Past due mortgage
 - Judgment or collection for damage to rental unit
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.

Provided for you by:
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