

S&P MANAGEMENT GROUP RENTAL CRITERIA AND DISCLOSURE

- All Applicants will be required to pay a \$75 application fee, per adult (18 or older)
- THE APPLICATION FEE OF \$75 PER ADULT IS NON-REFUNDABLE

S&P Management Group does not pre-screen applications. Applicants are encouraged to pre-screen themselves with the Rental Criteria below. We encourage you to apply if you meet the below criteria. Before applying, read the information below concerning the approval process.

The Rental Application may be completed either online at <https://spmgaustin.managebuilding.com>, or by using a Texas Association of Realtors (TAR) form, available upon request. When the Rental Application is fully completed, S&P Management Group will process and charge the \$75 Application Fee.

Pursuant to Texas Property Code Section 92.3515 as updated from time to time, the Tenant Rental Criteria are provided to you. The following constitutes grounds upon which the Landlord will be basing their decision to lease the Property to you. Based on the information you provide the Landlord may deny your Rental Application or take other adverse actions against you (including but not limited to requiring a guarantor on the lease, requiring an additional security deposit) on a case-by-case basis. If your Rental Application is denied, or another adverse action is taken based upon information obtained from your credit report or credit score, you will be notified.

S&P Management Group is committed to equal housing and to comply with the Federal Fair Housing Act (FFHA), as well as state and local fair housing laws. Approval of the best qualified applicant is based on the following factors:

Verification of Provided Identification: Each Applicant is required to provide a legible Government-issued photo identification card.

Income Verification: Applicant's income should be at least three (3) times the monthly rent and verifiable by; (i) an employer through pay stubs, (ii) tax returns, and/or (iii) bank statements. Self-employed income may also be verified with CPA-prepared financial statements or tax returns. Your employment history should reflect at least six (6) months with your current employer. Transfers or relocations must have correspondence showing an accepted job offer. Any verification fees required by the employee must be paid by the Applicant. The sufficiency of the Applicant's income along with the ability to verify the stated income may influence Landlord's decision to lease to you.

Employment: Applicant will provide employment history for at least the past three (3) years. Employment status must be permanent and not temporary or probationary. If you are self-employed, retired, or not employed, please provide two years of IRS Form 1040 and/or bank statements that evidence the Applicant's ability to pay rent.

Residence History: Applicant must submit verifiable residence history for last (3) years, whether currently owned or renting. Applicants are responsible for providing accurate information including the names, addresses, and phone numbers of Landlords. Rental history is to be verified with the information provided. Any evictions in the previous three (3) years will be automatic grounds for denial. Information learned upon contacting previous landlords may influence the Landlord's decision to lease to Applicant. Applicants breaking their current lease will not be considered.

Credit History: Applicant will authorize a Credit Reporting Agency report in order to verify Applicant's credit history. A credit score below 650, monies owed to a previous landlord, or utility company debt shall be automatic grounds for denial. The Landlord's decision to lease the Property to you may be based on information received in this report. If your Rental Application is denied based upon information obtained from a credit report, you will be notified and provided a copy of the report upon request.

Failure to Provide Accurate Information: Failure to provide accurate information in a Rental Application or unverifiable information will be considered by the Landlord.

Criminal History: Applicant will authorize a Criminal History report. Registration as a sex offender or with the terrorist database shall be automatic grounds for denial. Criminal backgrounds involving violent crimes, sex offenses, domestic violence and/or involving possession/distribution of weapons or illegal substances are all grounds for denial of a Rental Application. Applicants with criminal convictions may be denied.

Rental Criteria for Animals: Animal policies vary between properties. Please consult the specific listing. Any approved animal will be required to have all vaccinations, be spayed/neutered, and have no history of aggressive behavior. Any additional fees or deposits will be disclosed in the listing notes.

NOTICE TO ALL APPLICANTS: NO SMOKING will be permitted inside the home or garage.

All approved Applicants will receive further instructions via email. At approval, an executed Lease and the advertised Security Deposit will be required to be paid within 48 hours. Upon commencement of the Lease, the Tenant will be required to maintain and provide evidence of a Renter's Liability Insurance Policy with liability limits acceptable to the Landlord.