

Summary Selection Criteria Vista Monterrey

RENTAL HISTORY

A verifiable rental history is your responsibility to provide necessary information that allows us to contact your past landlords. If we are unable to verify your previous landlord and/or references, we reserve the right to deny your application. Six (6) months of past rental history must be satisfactory (i.e., rent paid on time, lease obligation fulfilled, residence left in satisfactory condition with no outstanding charges for damages).

Poor rent history of any applicant (rental history reports are obtained):

- Non-payment or frequent late payment of rent
- Eviction Judgments and/or Unpaid Property Rental debts
- Foreclosures/Mortgage Debt will be considered as a conditional approval and may require an additional deposit.
- Drug Use
- Documented lease violations

CREDIT

Negative credit rating may result in rejection. Student Loans & Medical debts are exempt.

CRIMINAL

If any applicant or adult occupant has a conviction or has received deferred adjudication for any felony or has a conviction or has received deferred adjudication for the following class A misdemeanor offenses, the Rental Application will be rejected:

- 1) Offenses classified by the Texas Penal Code, **as felonies or misdemeanors such as an offense against the person, an offense against the family, arson, property damage or destruction, robbery, burglary and criminal trespass, theft, weapons and any drug related felonies or misdemeanors. If an offense is over 10 years old and it was the only offense it will have to be considered by the manager on an individual basis.**
- 2) Offenses identified in the Texas Controlled Substances Act as a class A misdemeanor.
- 3) Any other offenses involving a misdemeanor offense for which a person is required to register as a sex offender in the state of Texas.
- 4) Criminal conviction history of violent or sexual crime committed by any applicant or by other occupants (including dependents) who plan to live in apartment; or

Any federal offenses or offenses in another jurisdiction classified in a category similar to those identified in this section.