

# Raintree Apartments

1617 CANYON CREEK DRIVE  
TEMPLE, TEXAS 76502  
(254) 771-3338 FAX (254) 771-5335

## ***TENANT SELECTION CRITERIA DENIAL OR ADDITIONAL DEPOSIT***

### ***DENIAL***

#### HISTORY OF CRIMINAL ACTIVITY INVOLVING:

1. CRIMES OF PHYSICAL VIOLENCE (Any time frame)
2. DRUG RELATED WITHIN PAST 5 YEARS
3. DISTURBANCES OR DAMAGES WITHIN PAST 2 YEARS
4. FRAUD IN CONNECTION WITH ANY FEDERAL HOUSING PROGRAM
5. ALCOHOL ABUSE
6. REPEAT OFFENDERS
7. ANY ACTIVE WARRANTS
8. AUTO DENIED FOR LIFE IF:
  - MANUFACTURING/PRODUCING METHANPETHAMINE
  - REGISTERED SEX OFFENDERS

#### HISTORY OF PRIOR TENANCY:

1. CURRENTLY OWES ANY LANDLORD TO INCLUDE HOUSING AUTHORITIES OR SECTION 8 PROGRAMS
2. THREATENING OR ABUSIVE VIOLENT BEHAVIOR TOWARDS STAFF OR NEIGHBORS

#### OTHER:

1. FAILURE TO DISCLOSE ALL INFORMATION ON APPLICATION
2. FAILURE TO MEET THE FINANCIAL OBLIGATION
  - GROSS INCOME MUST BE AT LEAST 3 TIMES THE AMOUNT OF THE RENT

## ***DENIAL and/or DOUBLE DEPOSIT***

### **CREDIT HISTORY:**

1. CREDIT REPORT SHOWS PRIOR TENANCY ACCOUNT WRITTEN OFF
2. CREDIT REPORT SHOWS MORE DELIQUENT ACCOUNTS THAN ACCOUNTS IN GOOD STANDING
  - A DOUBLE DEPOSIT MAY BE REQUIRED DEPENDING ON THE TENANCY AND/OR CREDIT HISTORY

***Submitting a TAA application serves as acknowledgement that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income and rental history. If you do not meet the selection criteria, or if you provide inaccurate or incomplete information, your application may be denied, and your application fee will not be refunded.***