Trinity Valley Way

539 W. Commerce St #6597, Dallas, TX 75208 | ashley-leasing@trinityvalleyway.com

Written Tenant Selection Criteria

Version 2026-09-28.5 | Also available online at www.trinityvalleyway.com/rental-criteria/

Texas Property Code §92.3515 requires us to give you our written tenant selection criteria **before** you submit an application or pay any screening fee. Please read these criteria carefully. If you do not meet them, we recommend that you do not apply.

Not accepted (automatic denial, no exceptions, no time limit)

- Any prior eviction.
- Any lifetime sex-offender registration requirement.
- Any conviction for the manufacture or distribution of illegal drugs (controlled substances).

Income

- Verifiable gross monthly income of at least 3 times the monthly rent (for example, $1,500 rent requires $4,500 gross monthly income).
- Income is verified with your two most recent pay stubs (or other proof of income) cross-checked against your two most recent bank statements. You may black out account numbers.

Credit

- Minimum credit score of 620.
- The credit report is also reviewed for active bankruptcies and unpaid collections, including utility collections.

Rental history

- Evictions: not accepted (see above).
- No broken leases within the past 5 years.
- We contact your prior landlord(s) to verify payment history, lease compliance and the condition the home was left in. Please provide their name and phone number.

Identity

- Your identity must match across the screening report, a government-issued photo ID, pay stubs and bank statements.

Criminal history

- Lifetime sex-offender registration and drug manufacture/distribution convictions: not accepted (see above).
- A conviction within the past 5 years for a violent crime, including homicide, kidnapping, arson or aggravated assault, will result in denial.
- A conviction within the past 5 years for a serious property crime, including severe vandalism, burglary or grand theft, will result in denial.
- All other criminal history is reviewed through an individualized assessment that considers the severity of the offense, the time passed since it occurred, and evidence of rehabilitation. Applicants may provide information about rehabilitation or mitigating circumstances.
- Arrests that did not result in a conviction are not considered.

Application accuracy

- Applications containing inaccurate or incomplete information may be denied.

How screening works

- Every adult applicant completes a Tenant Background Search 'Tenant Screening Comprehensive' check (credit, criminal and eviction records). The applicant pays the $35.95 screening fee directly to Tenant Background Search through the secure link emailed to them; Trinity Valley Way never asks for your Social Security number, date of birth or card number by email.
- If an application is denied, or approved only with conditions (such as a co-signer or an additional security deposit), based on information in the screening report, the applicant receives a written notice identifying the consumer reporting agency and explaining their rights under the Fair Credit Reporting Act, including the right to a free copy of the report and to dispute inaccurate information.

Pets

- Pets are welcome: up to 2 pets per home. No weight limit and no breed restrictions.
- Each pet is considered individually. A pet with a history of biting or aggressive behavior may be declined.
- Per pet: $300 refundable pet deposit and $25 per month pet rent.
- Pets must have current vaccinations as required by local law, and the applicant must list every pet on the application.
- Assistance animals (service and support animals) for people with disabilities are not pets: no pet deposit, pet rent, count, weight or breed limit applies, as required by fair housing law. Reasonable documentation of the disability-related need may be requested when the need is not obvious.

Fair housing

- Trinity Valley Way follows the federal Fair Housing Act and Texas fair housing law. We do not discriminate on the basis of race, color, religion, sex, national origin, familial status or disability, and we apply these criteria the same way to every applicant.

Applicant Acknowledgment

Signing this acknowledgment indicates 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 rejected and your application fee will not be refunded.

Applicant signature _____ Date _____

Printed name _____ Email _____

Property applied for _____

You may instead acknowledge online at www.trinityvalleyway.com/rental-criteria/. Keep a copy of these criteria for your records. Printed November 24, 2026.