



CLOUD RENTALS

Tenant Selection Criteria Handbook
(Provided pursuant to Texas Property Code §92.3515)

Cloud Rentals
1703 S WS Young Drive
Killeen, Texas 76543

These Tenant Selection Criteria are provided to all applicants prior to submitting an application. The following criteria outline the standards used by Cloud Rentals when evaluating rental applications for properties managed by our brokerage.

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AGENCY REPRESENTATION

Cloud Rentals represents the property owner in leasing and property management matters. The firm operates under a Property Management Agreement and follows policies established in that agreement when leasing properties.

APPLICANTS

Any adult applicant, defined as any person eighteen (18) years of age or older, who will occupy the property must complete a rental application.

Minor children must be listed on the application with their full name and birth date.

EMPLOYMENT AND INCOME REQUIREMENTS

Applicants must have verifiable income. Total monthly debt obligations plus rent should not exceed 50% of gross monthly income.

RENTAL OR OWNERSHIP HISTORY

Applicants must demonstrate satisfactory rental history or verifiable home ownership history.

CREDIT REQUIREMENTS

Cloud Rentals obtains a consumer credit report during screening. Minimum credit score guideline: 550.

PET AND ANIMAL SCREENING

All residents must complete the third-party animal screening process used by Cloud Rentals. Service animals and emotional support animals are not considered pets under Fair Housing laws.

TENANT LIABILITY INSURANCE

Tenants must maintain tenant liability insurance throughout the lease term. If proof is not provided before move-in, coverage will automatically be added at \$15 per month.

PREVENTIVE MAINTENANCE PROGRAM

Cloud Rentals maintains a mandatory HVAC preventive maintenance program. The program fee is \$25 per month.

ROUTINE INSPECTIONS

Cloud Rentals will conduct periodic inspections during the lease term. During inspections management will take photographs and/or video of the property, including a photograph of each room for documentation purposes.

TENANT ACKNOWLEDGEMENT

I/We acknowledge receipt of the Cloud Rentals Tenant Selection Criteria and understand the policies described in this document.

Applicant Name: _____

Signature: _____

Date: _____

Co-Applicant Name: _____

Signature: _____

Date: _____