



Resident Selection Criteria

Thank you for considering Dogwood Village as your place to call home. Below you will find our resident selection criteria. All applicants are evaluated using the same objective rental selection criteria in accordance with federal, state, and local fair housing laws.

We do not discriminate based on race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or familial status.

APPLICANT REQUIREMENTS

- Each applicant must be 18 years of age or older.
- Each applicant must provide valid government issued photo identification.
- A separate rental application must be completed, signed, and submitted by each applicant and co-applicant.

INCOME & EMPLOYMENT VERIFICATION

- Gross monthly household income must equal at least three (3) times the monthly rent.
- Income must be verifiable using recent pay stubs, bank statements, benefit letters, or other acceptable documentation.
- All income sources must be disclosed and will be verified.

OCCUPANCY STANDARDS

- Maximum occupancy is two (2) persons per bedroom.
- Reasonable exceptions may be made in accordance with fair housing laws.

CREDIT SCREENING

- Credit reports are obtained for all applicants.
- Outstanding rental or utility debt within the past three (3) years may result in denial.
- Applicants with limited or poor credit history may be approved with an additional security deposit.

RENTAL HISTORY

- Rental history is evaluated for the previous three (3) years when available.
- Late payments, lease violations, evictions, broken leases, or unpaid balances may result in denial.
- References from family members or friends are not accepted.



CRIMINAL HISTORY SCREENING

- Criminal background checks are conducted in accordance with HUD guidance.
- Applicants are not automatically denied based solely on criminal history.
- Criminal records are evaluated based on nature of offense, time elapsed, and risk to persons or property.
- Convictions involving violent criminal activity, manufacture or distribution of illegal drugs, or lifetime sex offender registration may result in denial.
- Applicants may submit mitigating information for individualized review.

PETS & ASSISTANCE ANIMALS

- All residents must complete a pet profile with our pet management provider.
- Assistance animals are not pets and are not subject to fees, deposits, or breed restrictions.
- Reasonable accommodation requests are evaluated in accordance with fair housing laws.

APPLICATION DECISIONS

- Applications may be denied for falsification of information, failure to meet criteria, or inability to verify documentation.
- Application fees are non-refundable.
- Security deposits are handled in accordance with Texas law.

Notice and Acknowledgment

This Rental Selection Criteria is provided for informational purposes prior to application. By proceeding with and submitting an application for residency, the applicant acknowledges that they have had the opportunity to review and understand the Property's Rental Selection Criteria and agree that their application will be evaluated in accordance with these standards.

Submission of an application constitutes authorization for the Property to obtain consumer, credit, rental, and criminal background reports as permitted by law for the purpose of determining residential eligibility. Application fees are non-refundable. Security deposits are handled in accordance with state law.