

7723 Derby Run

7723 Derby Run, Selma, TX, 78154

RENTAL CRITERIA

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Jurisdiction: Selma, TX

Occupancy Standards

Occupancy Standard: 2 persons per bedroom + 1 (HUD guideline)

Note: Based on unit bedroom count

Income Requirements

Standard Requirement: 3.0x monthly rent

Conditional Floor: 2.5x monthly rent (with compensating factors)

Applicants meeting the standard requirement auto-qualify on income. Those between the floor and standard may qualify with compensating factors such as a co-signer, additional deposit, or demonstrated financial stability.

Credit Requirements

Standard Minimum Score: 620

Conditional Floor Score: 580 (with compensating factors)

Criminal History

Background Check: Required

Lookback Period: 7 years

Criminal history is evaluated in accordance with applicable federal, state, and local laws. Arrest records without conviction are not considered.

Rental & Eviction History

Eviction Check: Required

Eviction Lookback Period: 5 years

Bankruptcy

Bankruptcy Policy: Evaluated on a case-by-case basis

Individualized Assessment

This property conducts individualized assessments for all applicants. Each application is reviewed considering the full picture of the applicant's qualifications, including but not limited to credit history, income stability, rental references, and other relevant factors.

Applicants who do not meet one or more standard thresholds may still qualify based on compensating factors.

This document outlines the general rental criteria for this property. All criteria are applied consistently and in compliance with federal, state, and local fair housing laws. The property owner/manager reserves the right to update these criteria. Contact the property manager with questions.

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