

RENTAL QUALIFICATIONS

We do not accept a comprehensive reusable tenant screening report

You will be required to provide a \$45 fee for the rental application. This fee will be submitted with the rental application in cash, cashier's check, or money order. (No personal checks). This fee is used to verify the information on the rental application and obtain a credit report on applicant. This fee will be refunded to applicant only if owner/manager rents to another applicant without ordering a credit report on you.

In addition to the rental application fee, applicants will submit with rental application a Xeroxed copy of their driver's license. If recently married couples have different last names on their driver's license, proof of marriage will be provided also.

You should also review the rental application to ensure each line is completed. Failure to provide name and telephone number of current or past landlords will result in application not being accepted. Other omissions explained satisfactorily will be accepted. If you are related by blood or marriage to one of the landlords listed, or your rental history does not include a present landlord and two previous landlords, your application may be declined, or we may require a qualified co-signer on your rental agreement if accepted as tenants. (Co-signers must meet all applicant screening criteria).

Each applicant (over the age of 18) must have sufficient income which equals three times the monthly rent. Income must be verifiable through pay stubs, employer contact, or tax records. All other income, including self-employment must be verifiable through tax records.

You can be denied rental if:

1. We are unable to verify your rental history
2. The household income does not equal three times the amount of the rent.
3. You misrepresent only information on the rental application or fail to provide any information requested on rental application
4. Previous landlord(s) report significant levels of noncompliance activity, including but not limited to:
 - a. Failure to give proper written notice when vacating the property.
 - b. Any late payment of rent.
 - c. Repeated disturbance of neighbors' peaceful enjoyment of the area.
 - d. Damage to the property beyond normal wear.
 - e. Complete deposit not returned.
 - f. Reports of violence or threats to Landlords or neighbors.
 - g. Allowing persons not named on rental applications to reside on the premises.
 - h. Previous landlords that would not rent to you again for other reasons pertaining to the behavior of yourself, your pets, your children, or your guest on their property during your tenancy.
5. Your credit file shows:
 - a. Lack of sufficient credit history.
 - b. Unpaid collections, liens, or judgments within the past five years.
 - c. Any credit account is reported as not current.
 - d. History of late payments on credit accounts.
6. Your current job is not a permanent position.
7. Criminal History: Any pending charges or convictions within the last 7 years will result in denial of application. If criminal misdemeanors appear on the applicants' record, they must show proof of established positive credit and rental history. Criminal convictions for certain types of crimes will result in denial of your application if the crime would be considered a serious threat to rental property or to other residents' peaceful enjoyment of the premises.

Acceptance as tenants:

1. This rental will be rented to the BEST qualified applicant.
2. The first month rent and deposit will be payable in, cashiers check, or money order, or online through Appfolio prior to move-in
3. A joint move-in inspection of rental will be conducted upon signing of Rental Agreement and distribution of keys.

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Tenants cannot be charged for screening or credit checks unless a written notice is provided to the tenant. If the landlord conducts his/her own screening of tenants, the landlord may charge the actual costs of obtaining background information, but may not exceed the customary cost charged by a screening service in the general area. Actual costs include long distance phone calls and time spent calling landlords, employers and financial institutions. The landlord must also notify the prospective tenant of what the screening entails and the tenant's right to dispute report accuracy.

CITY OF TACOMA WEBSITE DISCLOSURE

We are required by law in the City of Tacoma to provide this link to you at this time, where you can access information about code violations, findings on discrimination cases, and register to vote. Visit www.cityoftacoma.org/rentalhousingcode for more information.

TENANT SCREENING NOTICE

We do not accept a comprehensive reusable tenant screening report.

You are being charged \$45.00 for screening your application. This includes calling your former landlords, employers, financial institutions, and references. By signing, you have authorized these parties to release information for us to evaluate our application.

We use a screening company that utilizes Experian to access your credit report. to provide credit and other information on you. If we deny tenancy based upon credit information provided therein, you have the right to contact them at www.experian.com/help to determine and dispute the accuracy of your credit report. We are not required to release or disclose information provided by a screening company. Any such information must come from the screening company itself.

Landlord/Manager Date

Tenant Date

Tenant Date