

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

Notice to Applicants for Tenancy
Resident Acceptance Policies/Criteria and Consumer Reports.

In compliance with Washington State's Fair Tenant Screening Act of 2012, and the Fair Credit Reporting Act (FCRA), this is to inform you that an investigation involving the statements made on your rental application for tenancy will be initiated. You authorize the Landlord/Manager to obtain credit reports, court records (civil, criminal, arrest), character reports, employment, bank, and rental references as needed to verify all information and names put forth on the rental application.

The company(s) below may be requested to provide information about your history and takes no part in making the decision to accept or reject your rental application. They are unable to supply you with specific reasons why the decision was made. You have a right under the Fair Credit Reporting Act to know the information contained in your credit/consumer file at the consumer-reporting agency. You have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

Credit Information: By Experian, 701 Experian Parkway, P.O. Box 2002, Allen, TX 75013
Phone: 1-888-397-3742 <http://www.experian.com/reportaccess>

Eviction and Criminal Data Sources: Our nationwide criminal and eviction scans are pulled from hundreds of national, state and county courts across the U.S., including OFAC and Sex Offender Databases. Data is provided by AppFolio.

Please read before applying. You may be declined based on the following criteria:

Omit or report false information on the rental application.

Charged or convicted of a crime or felony in the last 7 years (defined under RCW 9.41.010)

Current illegal or controlled substance abuser.

Registered sex offender.

Possess no state issued identification (driver's license, passport or ID). Photo identification required.

High debt to income ratio (generally 35% - Income must exceed 3 times rent plus \$100 for individual applicants and married couples.

Unverifiable or insufficient income or too much debt.

Unpaid utility bills or collections totalling more than \$1500 or more (excluding medical).

Not gainfully employed more than 12 months. No temporary employment.

Insufficient or adverse rental history. Eviction or unlawful detainer in the last 7 years.

Currently in bankruptcy.

Unable to provide 3 years of residential history as well as contact information for your rental references.

Pets except as addressed in Pet Addendum

Subleasing. You, and each adult resident over the age of 18 must apply.

Number of occupants (too many for the unit based on HUD housing guidelines)

You are encouraged to apply; however, you are not required to if you feel you may be declined based on the above criteria. A non-refundable fee will be assessed to process the application, please be prepared to pay the application fee. Fees go towards reporting agency reports, long distance phone charges, time spent calling past and present landlords, employers, and other references. Prospective residents will be notified as soon as possible regarding their application approval or denial. Questions regarding the application process can be addressed to the manager or agent for the property. Thank you for your time and consideration.