

CASALPROPERTIES LLC RENTAL CRITERIA AND APPLICATION DISCLOSURE

THE FOLLOWING INFORMATION WILL BE ACCESSED AS PART OF THE SCREENING OF ANY APPLICATION FOR TENANCY

ALL INFORMATION ON YOUR APPLICATION FOR TENANCY

YOUR RENTAL HISTORY VIA ANY IDENTIFIABLE PRIOR LANDLORDS

CREDIT REPORTS FROM RENTAL HOUSING ASSOCIATION OF WA. IN THE EVENT OF DENIAL OF TENANCY, YOU HAVE THE RIGHT TO DISPUTE THE ACCURACY IN THE REPORT CONTACT TRANSUNION CONSUMER RELATIONS PHONE 800-888-4213 OR WWW.TRANSUNION.COM/MYOPTIONS

PUBLIC RECORDS REGARDING CRIMINAL CONVICTION HISTORY OR REGISTRATION AS A SEX OFFENDER

VERIFICATION OF EMPLOYMENT AND/ OR INCOME OR RENTAL SUBSIDY AMOUNTS

PUBLIC RECORDS OF CIVIL COURT RECORDS

ANY OFFERS YOU MAY CHOOSE TO MAKE TO US (ADDITIONAL RENT OR DEPOSIT FUNDS, CO SIGNERS ETC)

GENERAL INFORMATION

APPLICANT ON TIME FOR SHOWING OR TIMELY CALL TO RESCHEDULE (FAILURE TO DO SO RESULTS IN DENIAL OF APPLICATION)

POSITIVE GOVERNMENT PICTURE ID FOR ALL ADULTS (FAILURE TO PROVIDE RESULTS IN DENIAL OF APPLICATION)

FULLY COMPLETED APPLICATION FOR EVERY OCCUPANT OR CO SIGNER WITH NO MISSTATEMENTS OR OMISSIONS

DEMONSTRATION OF ABILITY TO PAY COMPLETE DEPOSIT AND RENT PRIOR TO OCCUPANCY

APPLICATIONS WILL NOT BE REVIEWED UNTIL RECEIVED IN FULL GROUPS OF MORE THAN ONE WILL NOT BE CONSIDERED UNTIL APPLICATIONS OF ALL MEMBERS ARE RECEIVED

NOTE: APPLICATION FEES TO LANDLORDS SCREENING VENDOR MUST BE RECEIVED BY THAT VENDOR BEFORE THE APPLICATION CAN BE PROCESSED

NOTE: WE DO NOT ACCEPT "COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS"

INCOME CREDIT REQUIREMENTS

GENERAL RULE IS THAT INCOME MUST COLLECTIVELY EQUAL OR EXCEED 3 TIMES MONTHLY RENTAL AMOUNT YOU MAY INCLUDE ALTERNATIVE SOURCES OF INCOME AS DEFINED IN SMC 14.08. EXCEPT IN THE CASES OF RENTAL HOUSING SUBSIDIES FALLING WITHIN SMC14.08.040(F)

PROOF OF ADEQUATE INCOME TO VERIFY ABILITY TO PAY RENT ON TIME THROUGHOUT LEASE TERM

VERIFICATION OF EMPLOYMENT SALARY /WAGES

RECENT PAYSTUB FROM VERIFIABLE EMPLOYER

PROOF OF REGULAR INVESTMENT EARNING SOCIAL SECURITY OR OTHER FROM GOVERNMENTAL RENTAL SUPPLEMENT

Turn ANY RENTAL SUBSIDIES OTHER ADDITIONAL INCOME i.e. CHILD SUPPORT TRUST INCOME FINANCIAL RESERVES

FAVORABLE CREDIT HISTORY CREDIT SCORE IN EXCESS OF 675 AND FREE OF NEGATIVE ISSUES WHICH MAY INDICATE A PATTERN OF FAILURE TO PAY FINANCIAL OBLIGATIONS

ANY RECORDS SHOWN AS DELINQUENT, CHARGED OFF, OR UNPAID ARE GROUNDS FOR DENIAL OF TENANCY

ANY OPEN BANKRUPTCY CASE(S) ARE GROUNDS FOR DENIAL OF TENANCY

RENTAL HISTORY

NEED A FAVORABLE REFERENCE FROM MINIMUM OF LAST 2 LANDLORDS (TIMELY RENTAL PAYMENT, NO DOCUMENTED RULES VIOLATIONS, NO DAMAGE IN EXCESS OF NORMAL WEAR AND TEAR) NEGATIVE HISTORY FROM PRIOR LANDLORD IS GROUNDS FOR DENIAL

IF YOUR FORMER LANDLORDS DO NOT RESPOND WITHIN 48 HOURS THAT IS GROUNDS FOR DENIAL

IN THE CASE OF MULTIPLE APPLICANTS DISAPPROVAL ON ONE APPLICANT TERMINATES THE APPLICATION

ADDITIONAL GROUNDS FOR DENIAL:

REASONABLE LIKELIHOOD THAT A PAST HISTORY OF ABUSE OF ALCOHOL, ILLEGAL DRUGS OR UNAUTHORIZED USE OF LEGAL DRUGS MAY OR WILL INTERFERE WITH HEALTH SAFETY OR PEACEFUL ENJOYMENT BY OTHER MEMBERS OF THE COMMUNITY

HISTORY OF CRIMINAL ACTIVITY ON THE PART OF ANY PROPOSED OCCUPANT WHICH PRESENTS A DANGER TO PERSONS OR PROPERTY OR THE PEACE AND ENJOYMENT OF OTHER RESIDENTS COULD NEGATIVELY IMPACT YOUR APPLICATION. WHEN EVALUATING ANY PAST CRIMINAL CONVICTIONS, WE

CONSIDER THE NATURE (WHETHER IT INDICATES A POTENTIAL RISK TO PERSONS OR PROPERTY OR SHOWS INCIDENTS OF IDENTITY THEFT) AND SEVERITY OF THE CRIME AND THE AMOUNT OF TIME THAT HAS PASSED SINCE THE CRIMINAL CONDUCT OCCURRED. IF YOU HAVE ANY MITIGATING

FACTORS YOU WISH US TO CONSIDER, PLEASE BRING THEM TO OUR ATTENTION

SPECIFIC INFORMATION

NO SMOKING NO PETS 12 MONTH LEASE CO SIGNERS ACCEPTED

TO APPLY FOR TENANCY:

1. YOU MUST TOUR THE INTERIOR AND EXTERIOR OF THE BUILDING APPLICATIONS NOT ACCEPTED UNLESS ALL APPLICANTS HAVE VIEWED THE PROPERTY. IF OUT OF THE AREA, SOMEONE MUST VISIT THE PROPERTY AND USE SKYPE, FACTIME OR ANOTHER REAL TIME METHOD OF TAKING A VIRTUAL TOUR
2. COMPLETE THE ONLINE APPLICATION (LINK TO THE WEBSITE) AND PAY THE APPLICATION FEE VIA CREDIT OR DEBIT CARD (WE DO NOT ACCEPT CASH OR CHECKS TO PAY THE APPLICATION FEE) IF YOU REQUIRE ADDITIONAL TIME OR ASSISTANCE TO COMPLETE THE APPLICATION DUE TO LIMITED ENGLISH PROFICIENCY OR DISABILITY CONTACT US VIA EMAIL OR PHONE AND DESCRIBE WHY YOU NEED ADDITIONAL TIME THE DATE AND TIME OF THIS REQUEST WILL BE TREATED AS THE DATE AND TIME OF YOUR APPLICATION
3. SEND A CONFIRMING EMAIL SO WE KNOW TO LOOK FOR YOUR APPLICATION. INCLUDE A PHOTO OF YOUR GOVERNMENT ISSUED ID. AN APPLICATION WITHOUT PROOF OF IDENTITY IS NOT COMPLETE
4. WATCH YOUR EMAIL FOR REQUESTS OF ADDITIONAL INFORMATION YOU MUST RESPOND TO ANY INFORMATION REQUESTS WITHIN 72 HOURS
5. REMEMBER ALL RESIDENTS OVER 18 MUST SUBMIT SEPARATE APPLICATIONS AND IN THE CASE OF A GROUP THE APPLICATION IS NOT COMPLETE UNTIL ALL MEMBERS HAVE SUBMITTED THEIR APPLICATIONS
6. IF YOU ARE APPROVED YOU MUST ACCEPT IN WRITING AND PAY THE HOLDING FEE BY CASH OR CERTIFIED FUNDS WITHIN 24 HOURS OF THE TIME WE NOTIFY YOU. IF YOU WISH TO ACCEPT YOU MUST AGREE TO THE RENT COMMENCEMENT DATE SET FORTH IN THE OFFER YOU RECEIVE. IF YOU DO NOT ACCEPT ALL THE TERMS OF ANY OFFER OF TENANCY WHICH IS MADE WITHIN 24 HOURS, WE WILL PROCEED TO THE NEXT APPLICANT.

NOTE:

APPLICATIONS ARE PRE- REVIEWED IN THE ORDER IN WHICH COMPLETED APPLICATIONS AND THE APPLICATION FEE ARE RECEIVED.

AGAIN, IF IT IS A GROUP IT IS NOT CONSIDERED COMPLETE UNTIL ALL APPLICATION AND FEES HAVE BEEN PAID

AFTER PRELIMINARY SCREENING APPLICATIONS WHICH DO NOT APPEAR TO MEET OUR RENTAL CRITERIA

WILL BE NOTIFIED AND WILL NOT BE PASSED ON FOR FURTHER REVIEW.

APPLICATIONS WHICH APPEAR TO MEET OUR CRITERIA WILL BE MOVED ON FOR FURTHER SCREENING BASED ON THE ORDER RECEIVED EXCLUDING THOSE WHICH DO NOT MEET OUR RENTAL CRITERIA

