

**Northwest Apartments Rental Criteria
October 2016**

Rental History: No minimum requirement.
*However, if rental history is verified the following will apply:
3 late payments and/or NSF checks within 12 months may result in an increased deposit. Final recommendation will also be dependent on credit history, income and employment.*

Credit History: 700-900 Credit Score may qualify for *Unconditional Approval*
601-699 Credit Score may result in an *Increased Deposit*
550-600 Credit Score may result in a *Qualified Cosigner AND Increased Deposit*
Lack of established credit history may result in a Qualified Cosigner AND Increased Deposit. Discharged bankruptcy in the last three years may result in an Increased Deposit. Past due or foreclosed mortgage in the last three years may result in an Increased Deposit.
Final recommendation will also be dependent on income, rental & employment history.

Employment: No minimum requirement. Recommendation will be dependent on rental & credit history and income.

Income: Monthly verifiable income must be equal to at least 2.5 times the rental amount.
Income that is less than 2.5 but more than 2 times the rental amount may require an Increased Deposit.
Income that is less than 2 times the rental amount may require a **Qualified Cosigner AND Increased Deposit**
Final recommendation will also be dependent on rental, credit & employment history.

Acceptable documentation for verifiable income varies based on the income source. Generally accepted documentation may include 2 consecutive (recent) paystubs, most recent tax returns, W2, Leave & Earnings Statement (LES), Statement of Social Security Benefits, I20 (International Students), etc.

SECTION 8 APPLICANT CRITERIA:

All Section 8 applicants are required to meet the same criteria as stated above, with the exception that the applicant only needs to meet income requirements for their portion of the rent. Recommendations will be made following the above set standards.

COSIGNER QUALIFICATION CRITERIA:

A cosigner will be APPROVED if all the qualification below is met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments
CREDIT HISTORY: At least 4 accounts in good standing for 1 year with less than \$300 in derogatory credit
Any bankruptcy (open and/or discharged) will result in denial.
EMPLOYMENT: 12 months with current employer or previous employment in same field of work
INCOME: 2.5 times the rental amount of the unit in verifiable, garnishable income

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

Verified unpaid eviction showing on credit report or confirmed with landlord.
Unpaid rental collection verified on credit report.
Balance owing to landlord.
4 or more late payments and/or NSF checks and/or noise complaints within a 12 month rental period (current and/or previous).
Unverifiable social security number.
Credit score less than 550 (Unless applicant has 12 months of valid & favorable rental history, then **Qualified Cosigner AND Increased Deposit may be accepted**)
No credit score with derogatory credit reporting.
Falsification of rental application.
Breaking lease agreement that will result in collection filing.
Open bankruptcy

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions for the following offenses will generally result in denial:

Murder (1 st and 2 nd degree)	Kidnapping (All counts)
Manslaughter (1st degree)	Theft (1st & 2nd degree)
Assault 1st, 2nd & 3rd degree)	Burglary (1st, 2nd degree & vehicle prowling 1st degree)
Robbery (1st & 2nd degree)	Malicious Mischief (1st degree)
Rape (All counts)	Arson (1st, 2nd degree & Reckless Burning 1st degree)
Child molestation (All counts)	Delivery or Sale of illegal substance(s) (All counts)
Rape of a child (All counts)	Possession with intent to Deliver Illegal Substance (All counts)
Outstanding criminal warrant	Any Terror Related Activity

Any criminal conviction which results in a registered sex offender requirement and/or any current sex offender registry requirement.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

Valid Photo Identification will be required of all applicants.

Consider this statement as notification that we accept a comprehensive reusable tenant screening report, as defined by RCW 59.18.257, like MyScreeningReport.com