

**Northwest Apartments Rental Criteria
February 2018**

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

Please be advised, a landlord (within the Seattle city limits) is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, except sex offender registry information which is the result of an adult criminal conviction – as described in Subsection 14.09.025 A3., 14.09.025 A4., and 14.09.025 A5, and subject to the exclusions and legal requirements in Section 14.09.115.

We do not automatically deny applicants based on sex offender registry that is the result of an adult criminal conviction. Rather, consideration is based on the nature of the offense and time passed since the date of final disposition. Supplemental information can be provided to the landlord by the applicant, or produced on behalf of the applicant, with respect to the applicant's rehabilitation and/or good conduct. Supplemental information may include, but is not limited to: conviction information; certification of rehabilitation; written or oral statements by the applicant, past or present employer(s), current and prior landlord(s), members of the judiciary or law enforcement, parole officer, member of clergy, counselor or therapists, social workers or similar person(s).

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