



### Tenant Screening Criteria

**Credit Screenings are done by Appfolio through a third party. In the event of a denial of tenancy or other adverse action, you have the right to dispute the accuracy in the consumer report and to request a copy from Experian, 701 Experian Parkway, P.O. Box 2002 Allen, TX 75013. Phone 1-888-397-3742 <http://www.experian.com/reportaccess>**

- ◆ All applicants must first tour the interior and exterior of the building with a Niche Realty Associate. For applicants from out of the area, one applicant must visit the property in person and use skype, facetime or another interactive "real time" method of taking a virtual tour of the property on behalf of those not present.
- ◆ Applicants must be on time for showing appointment, or timely reschedule. Failure to do so results in denial of the application.
- ◆ Positive government issued picture ID for all adult (over 18 years of age or emancipated minor) occupants. Failure to provide ID results in denial of the application.
- ◆ Fully completed application, without material omissions, for every occupant (over 18 years of age or emancipated minor), with no material misstatements or omissions.
- ◆ Demonstration of ability to pay complete deposit and prepaid rent requirements prior to occupancy (inability to pay the rent results in denial of the application.)
- ◆ Proof of adequate income (or reserves) to verify ability to pay rent on time throughout the lease terms.
- ◆ Applications will not be reviewed until received in full. Groups of more than one applicant will not be considered until the applications from all members of the group are received.
- ◆ Favorable credit history free of negative credit issues, which may indicate that the applicant has a pattern of failure to timely pay financial obligations. Any credit records shown on credit report as delinquent, charged off or unpaid are grounds for denial of tenancy. Any open bankruptcy case(s) are grounds for denial of tenancy.
- ◆ For applicants with prior rental history, favorable references must be received from a minimum of last two landlords (i.e., timely rent payment, no damage in excess of normal wear and tear, no documented rule violations, timely issuance of intent to vacate and compliance therewith). Any negative history from a prior landlord is grounds for denial of tenancy.
- ◆ For applicants without prior rental history, adequate personal references for equivalent to two past landlord references. Absence of such references will result in denial of application.
- ◆ If your former landlord(s) do not respond to requests for information within 48 hours of being contacted, that will result in denial of the application due to unavailability of verifiable favorable rental history.
- ◆ Public records regarding civil court records may be grounds for denial of application. Registration as an adult sex offender may be grounds for denial.
- ◆ Pursuant to RCW 59.18.257 all correspondence will result in pre-screening of potential tenant(s).
- ◆ Once the applicant has been accepted and the Commitment to Rent signed, the applicant must pay the holding fee within 24 hours. The rental will remain on the market until the holding fee is paid and the lease has been signed.
- ◆ We subscribe to the FAIR HOUSING/EQUAL OPPORTUNITY GUIDELINES
- ◆ There is a \$40 non-refundable application fee for each applicant over 18 years of age.

