



Corporate Office * 10121 W Clearwater Ave Ste 111
* Kennewick, WA 99336 * (509) 396-9132 Fax 396-9240

GENERAL REQUIREMENTS

1. A complete and accurate application listing a current and at least one previous rental reference with phone numbers will be required.
2. Each applicant will be required to qualify individually on rental and criminal history, incomes are combined.

INCOME/EMPLOYMENT REQUIREMENTS

1. Gross monthly household income must be a minimum of three times the stated monthly rent.
2. You will be denied if we are unable to verify income that affirms your ability to pay rent.
3. A current paycheck stub will be required.
4. Some form of verifiable income will be required for unemployed applicants. (Verifiable income may mean, but is not limited to: Bank accounts, alimony/child support, trust accounts, social security, unemployment benefits, welfare, and grant/loans.)
5. Self-employed applicants will be required to show proof of income through copies of the previous year's tax return.
6. Students with no verifiable means of income may be accepted with a qualified co-signer.

RENTAL REQUIREMENTS

1. Twelve months of positive verifiable housing history from a third party landlord is required or co signer.
2. Home ownership will be verified through the county tax assessor's office. Mortgage payments must reflect no more than four (4) late payments in the past two- (2) years. Any additional late payments will result in denial.
3. Eviction free rental history will be required.
4. Rental history demonstrating residency, but not third party rental history, will require an additional amount equal to one month's rent or a co-signer will be required.
5. The application will be denied if rental history demonstrates documented noise, sanitation or other complaints when the previous manager will not re-rent.
6. Three or more 72-hour notices within the past one-year will result in denial.

CREDIT REQUIREMENTS

1. Outstanding open collections (4 or more) being reported on the credit report (exclusive of medical collections and student loans) will result in denial.
2. Identifiable outstanding landlord debt will result in denial.
3. Credit reports reflecting collections on three accounts will require an amount equal to one month's rent.
4. Open or recent bankruptcies (within the last 2 years) will result in denial
5. Unpaid utility debt will result in denial
6. State or Federal tax liens in excess of 1,000 dollars will result in denial.

