

Housing Application Selection Criteria

We will accept the most qualified applicant. The following is a list of criteria used in selecting the most qualified tenant. If you have any questions please contact Tony E. Dohse 253-778-6693.

Income /Employment:

- Rent should not equal more than 30% of net income (minimum income \$7,300). Other debt, minimum payments should be no more than 20% of income.
- Only income that can be verified will count. Please have a copy of current paystubs and/or current tax documents to prove income.
- Same source of income or employment for a minimum of 12 months (landlord discretion).
- Full-time students are welcomed if the total income of all applicants combined is sufficient or backed up with a lease guarantor.
- Proof of a source and duration of income must be provided if prospect is unemployed.
- All applicants with any income other than salary will provide a copy of their signed tax return for the last two years.

Credit:

- Tenant must be able to demonstrate fiscal responsibility. The landlord may determine applicants with charge-offs, unpaid debts, or a pattern of delinquent payments should be denied tenancy.
- At least 2 accounts established for 1 year, in good standing.
- Credit score should be no lower than 670.

Criminal:

- No one with the following criminal history will be considered: robbery, theft, drugs, gang activity, murder, multiple DUI, domestic violence, sexual misconduct, forgery, embezzlement, prostitution or any crime harmful to people or to property. Any other criminal charges will be at the discretion of the landlord and should be disclosed in the application process.

Rental History:

- Each rental applicant must be able to demonstrate a pattern of meeting their rental obligations, leaving prior rental properties in good condition and not having a pattern of complaints from neighbors.
- Able to provide references from previous housing provider unless it is their first rental.
- Resides at current address for a minimum of 10 months.
- No prior evictions.

Housing Application Selection Criteria

Other:

- Fill out the application completely and truthfully. Every person who is over the age of 18 and will reside in the residence will complete the application and pay the nonrefundable application fee at the time the application. This is a non-refundable fee and this amount can be deducted from the first month’s rent at the discretion of the landlord.
- Able to pay full deposit and rent requested (\$2,350 first month + \$2,000 deposit).
- If you do not meet one or more of the above criteria, you may be able to qualify for a rental unit if you have a third party located within the state that will guarantee your lease. The guarantor must fill out an application and pass the screening process.

Required Documents:

- Application is required for everyone who will reside in the unit over the age of 18. Tenant screening fee for each applicant is \$ 50. This is a non-refundable fee.
- Bring a copy of photo ID of all tenants over the age of 18 that will be residing at the residents.
- Source of income verification: check stub for the past two pay periods, SSI /disability papers, child support papers, etc. If self employed bring last year's tax returns.
- Checking account deposit Slip
- Vehicle registration for any vehicle that will be on the property i.e. automobile, boat, motorcycle, AV, etc.
- Deposit of \$2,000 and first month rent of \$2,350 required at lease holding.

<hr/>		<hr/>	
Printed Name	Date	Printed Name	Date
<hr/>		<hr/>	
Applicant Signature		Applicant Signature	
Total Screening Fee's Collected		\$ _____	