

## RESIDENT ACCEPTANCE POLICY

**SCORING:** Each applicant's screening report shall be reviewed for three types of adverse information: *NEGATIVES*, *TERMINALS* and *REQUIREMENTS*. If *THREE* or more *NEGATIVE* items are found in a report, with no extenuating circumstances (example: temporary loss of job, medical reasons, family emergencies, etc.), the applicant will be denied.

**NEGATIVES: The following items shall be considered negative items:**

- \_\_\_\_\_ Any two credit accounts that have been rated R2 (30 – 59 days late) in the last seven years
- \_\_\_\_\_ Any credit account that has been rated R5 (120+ days late) in the last seven years.
- \_\_\_\_\_ Any two credit account charge off, discharged Chapter 13 Bankruptcy, vehicle repossession, lien or any unpaid civil judgment in the last seven years.
- \_\_\_\_\_ Any rental reference that includes more than 1 late payment or shows more than 1 NSF check
- \_\_\_\_\_ Any instance of unauthorized pets or persons occupying a unit rented to the applicant.
- \_\_\_\_\_ Any instance of improper or lack of Intent to Vacate notice and/or lease broken by the applicant.
- \_\_\_\_\_ Any employment situation which is temporary in nature.

**TERMINALS: The following items shall be considered terminal and sufficient to decline application:**

- \_\_\_\_\_ Any OPEN bankruptcy
- \_\_\_\_\_ Any unpaid apartment collection, negative rental OR incomplete reference
- \_\_\_\_\_ Any eviction or Unlawful Detainer action and/or any current 3-Day or 10-Day Notice
- \_\_\_\_\_ Any income level or combined income level in the case of co-applicants, which does not meet the income requirements.
- \_\_\_\_\_ Any conviction for the selling of drugs or possession of drugs with intent to sell, or any conviction for contributing to the delinquency of a minor
- \_\_\_\_\_ Any registered or unregistered sex offender.
- \_\_\_\_\_ Any history of disruptive, malicious, violent behavior and/or more than 2 convictions of Domestic Violence.
- \_\_\_\_\_ Any false or misleading information provided by the applicant on the written application or omission of a material fact.
- \_\_\_\_\_ A total of \$400 or more in unpaid collections in the last 7 years
- \_\_\_\_\_ Any criminal conviction which involves theft, burglary, robbery, serious offense, or a crime of violence as defined in RCW9.41.010

**REQUIREMENTS: 12 months of verifiable RENTAL HISTORY. Failure to provide rental history will result in a terminal.**