



TENANT SELECTION CRITERIA

The following applies to normal rentals requiring **first month's rent, deposit and pet fee/rent** paid in advance prior to occupancy.

If you do not meet these qualifications, you may contact the office to discuss your particular details — depending on your situation, owner/agent may impose additional requirements or conditions to your rental (increased deposit, additional rules, etc.) or deny your application at the owner/agent's sole discretion.

Section 8 is accepted on most units — subject to owner/agent's discretion. Certain allowances may be given to some of these items at the owner/agent's discretion.

If you have specific questions, please call the office at (253) 475-1884 or e-mail us at: steve@familyrealestate.net

Rental Criteria

Applicant may be denied for providing false, inaccurate or misleading information or for submitting an incomplete application. **If you don't believe that you qualify based on these criteria, please request an interview with the manager prior to applying.** Unless approved for a special program based on your circumstances in advance, your application may be denied for any of the following reasons:

Portable or tenant supplied screening reports will not be accepted.

Identification & Income

- Failure to provide valid government issued Identification for all adults planning to reside at unit.
- Failure to provide a valid Social Security Card for each person planning to reside at unit.
- Lack of proof of income
- Monthly household income less than Three (3) times the stated monthly rental amount.

Credit History

- Unverifiable social security number
- Credit score below 550
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past 36 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Other Judgments or collections: [X] Medical disregarded [X] Student loans disregarded
- Foreclosure in the past 24 months
- Past due mortgage
- Tax lien

