

CRITERIA FOR TENANCY

General Requirements:

1. Positive picture ID and Social Security # is required.
2. Application must be completely filled out and signed.
3. Application fee must be paid prior to processing the rental application. No personal checks will be accepted.
4. Applicant acknowledges and accepts that Niels G. Nielsen Services, Ltd. represents the owner of the property for which the applicant is applying.
5. If pet is allowed, proof of spay or neuter and pet fee is required.

Rental Requirements:

1. Two years of verifiable residence history.
2. No established rental history will require an additional security deposit equal to one month's rent, or an approved co-signer residing in Washington State.
3. Home ownership will be verified through credit report or tax assessors' office.
4. Four (4) or more 3-Day notices within a 12-month period will result in denial.
5. Two (2) or more NSF checks within a 12 month period will require an additional security deposit equal to one month's rent, and no checks will be accepted.
6. Rental history which shows any unpaid past due rent will result in denial.
7. Any unlawful detainer action or eviction over three (3) years old, which has been paid, can be approved with an additional security deposit equal to one month's rent.
8. Rental history showing property damage of \$50.00 but less than \$500.00 may require an additional security deposit equal to one month's rent, only if the amount has been paid in full.
9. Rental history showing property damage of more than \$500.00 will result in denial.
10. Rental history, which shows disturbance complaints, will be denied.
11. Additional security deposit is required for any instance of unauthorized persons or pets in a unit previously rented by applicant.

Income Requirements:

1. Monthly income must equal at least three (3) times the monthly rent.
2. If monthly income does not equal at least three (3) times the monthly rent, an additional security deposit equal to one month's rent may be required.
3. If a co-signer is required, their monthly income should equal at least five (5) times the monthly rent. Co-signer must be a resident of Washington State.
4. Current pay check stub is required.
5. Unemployed applicants must provide verifiable income or may pay 3 month's rent at move-in
6. Self-employed applicants will require proof of income from last 2 year's tax returns.

Credit Requirements:

1. Outstanding bad debts being reported on credit report of more than \$100.00 but less than \$1000.00 will require an additional security deposit equal to one month's rent.
2. Outstanding bad debts being reported on credit report of more than \$1000.00 will result in denial.
3. Excessive collections (6 or more) may result in denial.
4. Outstanding debt to landlord or property management will result in denial.
5. Any applicant with a bankruptcy which has not been discharged will result in denial.
6. After a bankruptcy has been discharged, applicant must show six (6) months of positive credit.

Automatic Denials

1. Any felony offense which has taken place within the last (3) years will result in denial.
2. Any criminal offense of a physical or violent nature against either person or property, or any drug related offense will result in denial.
3. Any collection filed by a property management company or landlord will result in denial, unless paid in full which will require additional security deposit equal to one month's rent.
4. Any applicant with unlawful detainer action or eviction within past three (3) years will result in denial.
5. Any current 3-day notice will result in denial.