

David Hanson Properties, L.L.C.

Spokane WA 99201

CRITERIA FOR RENTAL APPLICANTS

I will accept the first applicant who meets the minimum requirements. Accepted applicants will be required to sign a rental agreement.

GENERAL REQUIREMENTS

- Applicants must be 18 years of age. All members of household 18 years or older must pass screening set forth in this outline
- All applicants must provide a hardcopy of valid Picture ID when application is submitted.
- A complete application listing current, previous and former rental and employment references with phone listings is required. The application will be reviewed and the information will be used to generate a consumer report. The landlord prior to approval of tenancy will review the information from the consumer report. Requirements below must be met.

INCOME REQUIREMENTS:

- Six months of verifiable income is required
- A current paycheck stub may be required.
- Gross monthly household income must be at least 2.75 times the rental amount.
- Self_employed applicant will be required to show proof of income through copies of previous years tax return
- Students with no verifiable means of income may be accepted with a qualified co-signer.

RENTAL REQUIREMENTS

- Six months of positive verifiable housing history from a third party landlord is required. In the event applicant does not have six months verifiable housing history, a qualified co-signer will be required.
- Home ownership will be verified. Mortgage payments must reflect no more than four late payment in the past two years.
- Evictions and outstanding rental related debt is cause for immediate denial
- Reference, which demonstrated documented violations, two or more 3 day notices, late pays, NSF checks within a six month period is cause for immediate denial
- The applicant will be denied if rental history demonstrates noise or other compliments when the previous manager will not re-rent.

CREDIT REQUIREMENTS

- Credit rating of minimum of 650
- Any outstanding rental related collections or judgments would result in immediate denial.
- Three or more slow pays on credit accounts within the last year may result in denial.
- Three or more outstanding collections of public record within the past three years (exclusive of medical conditions) may result in immediate denial. Applications that do not meet this requirement may be accepted with an extra deposit – last months rent.
- Open bankruptcy would result in extra deposit – last months rent

PUBLIC RECORDS

- Upon receipt of the rental application deposit and screening fee, a consumer reporting agency shall conduct a search of public records to determine weather the applicant has been convicted of, or pled guilty or no-contest to any crime misdemeanor or felony within the past seven years which could result in immediate denial.
- Registered sex offender would result in immediate denial.

OCCUPANCY STANDARD

- No more than two occupants per bedroom plus one child under two years old.

PET POLICY

- No pets will be allowed in rental unit with the exception of a small bird or fish tank

OTHER

- NO SMOKING ON PROPERTY
- Must be physically able to perform yard care and snow removal, and the lease/rental agreement will include a written requirement to do so.

DENIAL PROCESS

- IF your application has been denied and you feel that you qualify as a resident under the criteria described above, you may choose to do the following:
 - Contact the company that supplied the information to discuss your application
 - Correct any incorrect information through the credit reporting agency as per their policy.
 - Request the credit reporting agency to submit a corrected credit check to the appropriate screening company
 - Upon receipt of the corrected and satisfactory information, your application will be re-evaluated for the NEXT available home.

APPROVAL OF SCREENING AND COST

- The consumer report will be generated by Acranet a consumer reporting agency. Contact information for Acranet is:
 - 512 W Maxwell Ave. Spokane WA 99201
 - Phone 800-304-1249
 - Website www.acranet.com
 - Email: tenantscreening@acranet.com
- In the event that your application is denied or an adverse action is taken, you have the right to obtain a free copy of the report and dispute the accuracy of the information appearing in the consumer report by contacting Acranet.
- Cost for screening is \$ 33.00 for each person over 18 and is non-refundable and payable by card on the application. or you may call Acuranet direct and give them your credit card information.

I HAVE READ AND RECEIVED A COPY OF THE RENTAL CRITERIA FOR THIS VACANCY.

Applicant

Date

Applicant

Date