



rental criteria

This community supports the Fair Housing Act as amended, prohibiting discrimination in housing based on race, color, religion, sex, national origin, handicap or familial status. All applicants and/or guarantors are subject to a criminal and/or credit check with approval through a third party applicant screening agency.

CRIMINAL HISTORY. We obtain a criminal background check on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS. This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and Resident Qualification Acknowledgment, a credit evaluation will be conducted using one of the consumer reporting agencies provided on this document.

CONSUMER REPORTING AGENCIES

Resident Verify, LLC	2912 Executive Parkway, STE 200 Lehi, UT 84043	(866) 698-061
Experian	PO Box 2002 Allen, TX 75013	(888) 397-3742

FUTURE RESIDENTS:

Complete a standard application form and lease agreement package.

Obtain an approved guarantor or provide proof of income 3 times the monthly rental installment.

GUARANTORS:

The guarantor must be at least 25 years of age and preferably a family member.

Approval is based upon a risk score which represents the relative measure of the credit risk associated with a given applicant. The Owner may waive the requirement for a guarantor in its sole and absolute discretion.

SECURITY DEPOSIT:

This community requires a security deposit in the amount of \$600.

ADDITIONAL FINANCIAL REQUIREMENTS:

This community requires a payment at lease execution equal to one month's rental installment to be applied to the last rental installment due within the current lease term.

Please be advised that incomplete, inaccurate or falsified information will be grounds for dismissal. Any individual, who may constitute a direct threat to the health and safety of an individual, the community, or the property of others, will be denied.

occupancy guidelines

The Fair Housing Amendments Act of 1988 prohibits the discrimination against families with children under age 18 with regard to the rental of residential buildings. We accommodate families with children under the age of 18 in accordance with the Fair Housing Amendments Act of 1988.

The occupancy guidelines set forth by this community limit occupancy to one person (plus an infant under the age of 12 months upon occupancy) per bedroom unless the unit is designed for double occupancy; except that families may reside in this community so long as they execute lease agreements for all beds in any given apartment or suite, with no more than two persons plus one infant under the age of 12 months upon occupancy per bedroom.

The exception to this policy is that one bedroom units and studio apartments are rented as units, rather than by the bed. So the occupancy requirement is no more than two persons plus one infant under the age of 12 months upon occupancy per unit.

Communities that rent by the unit rather than by the bed are treated similarly.

TheMSeattle.com

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