



rental criteria

The following are the requirements we use to qualify applicants for residency in our community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. The type of information to be accessed may include, but not be limited to, the following: identification, credit, public records, rental history, residency address information, employment and income verification. Each person age 18 or older who will reside in our community must submit an application and satisfy these requirements. The reasons which may result in a denial may include, but not be limited to, the following: zero income or income lower than three times the rental rate without a qualified guarantor, an unqualified guarantor if one is required, unsatisfactory credit or rental history findings, restricted pets, inability to meet conditional requirements of application results, providing misleading or inaccurate information, and adverse, subpar, or unverified information. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION. Applicants must present a valid government issued photo identification card for each person age 18 or older.

INCOME. All applicants must have a combined verifiable monthly source of income from employment in an amount no less than three times the rental rate or be required to obtain a qualified guarantor.

CREDIT HISTORY. We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of a qualified guarantor or in denial. For applicants who do not have a credit history or a qualified guarantor, our community may, in our sole discretion, accept, in addition to the security deposit, an advance payment equal to up to two months' rent (first and last month).

GUARANTORS. If a guarantor is required, he/she must meet our qualifying criteria, as determined in our sole discretion. The guarantor must meet our criteria throughout the entire duration of the applicable lease period. Guarantors will be held fully responsible for the lease should the applicant/resident default.

SECURITY DEPOSIT AND OTHER UPFRONT PAYMENTS. Our community requires a payment at lease execution equal to \$600 as a security deposit. Such payment and any other required initial and upfront payments must be made with a credit card, money order or cashier's check or any other payment form determined by our community in our sole discretion and be a condition precedent to a binding lease and a tenancy right. Notwithstanding anything stated to the contrary in the lease and any of its addendums and exhibits, the lease shall in no event be effective and thus there shall be no right of possession or tenancy (even if possession of the unit is gained) until the lease is fully executed and the associated required payments of fully available funds are made and clear the owner's bank accounts, that include, but may not be limited to, the security deposit and other upfront payments as required and determined by us.

COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS. Our community does not accept 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 in this document.

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; the 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 applicant's rehabilitation, good conduct, and additional facts or explanations provided by the applicant.

RENTER'S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing or obtain such coverage during the lease signing which we will help facilitate, and maintain this coverage throughout the entire term of your residency. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

FALSIFICATION OF APPLICATION. Any false statements or false information included in an application may result in denial of the application.

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process and those who do not meet the requirements referenced above will be declined or be subject to additional requirements.

CONSUMER REPORTING AGENCIES: Resident Verify, LLC is the application screening provider for our community and retrieves public records and rental history records. Experian is the credit bureau utilized for this community and retrieves credit reports.

Resident Verify, LLC	2912 Executive Parkway STE 200 Lehi, UT 84043	(866) 698-0661
Experian	PO Box 2002 Allen, TX 75013	(888) 397-3742

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 our 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 residence 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 studios and one bedroom residences are rented as units, rather than by the bed resulting in an occupancy of no more than two persons plus one infant under the age of 12 months.

TheMSeattle.com
4700 Brooklyn Avenue NE
Seattle, WA 98105

P: 206.822.6155