

Acacia Court
Student Residential Qualification Criteria
February 2018

- Rental History:** No minimum requirement for Approval of Residency
However, if applicant does have rental history with 3 or more late payments and/or NSF checks within a 12-month rental period then an increased deposit or cosigner may be requested. Valid rental history is a written lease or month-to-month agreement. Final recommendation will also be dependant on credit history, income and employment.
- Credit History:** At least 2 accounts established for 1 year in good standing.
However, derogatory credit from \$500 – \$10,000 may require an increased deposit -OR- cosigner. Final recommendation will also be dependant on income, rental & employment history.
- Employment:** No minimum requirement for Approval of Residency
Students: Proof of current college or university enrollment or current student visa will be required for valid verification.
- Income:** Monthly verifiable income must be equal to at least 2.5 times the rental amount
If income is less than 2.5 times the rental amount then an increased deposit -OR- cosigner may be requested. International Students will be required to provide a copy of an I20 for valid verification of income. Final recommendation will also be dependant on rental, credit & employment history.

SECTION 8 APPLICANT CRITERIA:

All Section 8 applicants are required to meet the same criteria as stated above, with the exception that the applicant only needs to meet income requirements for their portion of the rent. Recommendations will be made following the above set standards.

COSIGNER QUALIFICATION CRITERIA:

A cosigner will be APPROVED if all the qualification below is met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

- RENTAL HISTORY: 1 year of valid and verifiable rental or mortgage history with no late payments
CREDIT HISTORY: At least 4 accounts in good standing for 1 year with less than \$100 in derogatory credit
Open or discharged bankruptcy will result in denial
EMPLOYMENT: 12 months with current employer or previous employment in same field of work
INCOME: 4 times the rental amount of the unit in verifiable, garnishable income

GROUND FOR DENIAL MAY RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

- Verified eviction showing on credit report or confirmed with landlord.
- Rental collection verified on credit report
- Balance owing to landlord
- Extreme negative and adverse rental history, e.g...documented complaints and/or damages, multiple late payments or 72 hour notices to pay or vacate with statement by landlord of "WOULD NOT RE-RENT"
- Derogatory credit history in excess of \$10,000
- Open (non discharged) bankruptcy (discharged bankruptcy may require an increased deposit or cosigner)
- Foreclosed Mortgage (past due mortgage may require an increased deposit or cosigner)
- Unverifiable social security number
- Falsification of rental application
- Breaking lease agreement that will result in collection filing

Please be advised, a landlord (within the Seattle city limits) is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, except sex offender registry information which is the result of an adult criminal conviction – as described in Subsection 14.09.025 A3., 14.09.025 A4., and 14.09.025 A5, and subject to the exclusions and legal requirements in Section 14.09.115.

We do not automatically deny applicants based on sex offender registry that is the result of an adult criminal conviction. Rather, consideration is based on the nature of the offense and time passed since the date of final disposition. Supplemental information can be provided to the landlord by the applicant, or produced on behalf of the applicant, with respect to the applicant's rehabilitation and/or good conduct. Supplemental information may include, but is not limited to: conviction information; certification of rehabilitation; written or oral statements by the applicant, past or present employer(s), current and prior landlord(s), members of the judiciary or law enforcement, parole officer, member of clergy, counselor or therapists, social workers or similar person(s).

Valid Government or State Photo Identification will be required of all applicants.