

PROPERTIES IN SEATTLE

Prospector Property Management

RENTAL CRITERIA AND APPLICATION DISCLOSURE

The following information will be accessed as part of the screening of any applications for tenancy:

- All information on your Application for Tenancy.
- Your rental history via any identifiable prior Landlords
- Credit reports via a third party Consumer Reporting Agency
- Public records regarding registration as a sex offender
- Personal references.
- Verification of employment and/or income (or rental subsidy) amounts.
- Public records regarding civil court records.
- Any other information provided by the applicant (such as anticipated length of tenancy, tenancy commencement date, etc.).
- Any offers or proposals you may choose to make to us (additional rent or deposit funds, extended lease term, guarantors, or co-signers, etc.).

General Information:

- Applicant must be on time for showing appointment, or timely call to reschedule (failure to do so results in denial of the application).
- Positive government issued picture ID for all adult (over 18 years of age or emancipated minor) occupants (failure to provide ID results in denial of the application).
- Fully completed application, without material omissions, for every occupant (over 18 years of age or emancipated minor), with no material misstatements or omissions.
- Demonstration of ability to pay complete deposit and prepaid rent requirements prior to occupancy (inability to pay the rent results in denial of the application – see income/credit requirements).
- Applications will not be reviewed until received in full. Groups of more than one applicant will not be considered until the applications from all members of the group are received.
- We perform an individualized assessment of any adult on a county, state, or national sex offender registry to determine whether a business reason exists to deny tenancy. We consider the nature and severity of the offence, the number and type of convictions, the time that has elapsed since the conviction, your age at the time of conviction, evidence of good tenant history before and after conviction, any additional information showing rehabilitation, good conduct, or other factors that you would like us to consider.
- **NOTE:** Application fees to Landlord's tenant screening vendor must be received by that vendor before the application can be processed.

Credit Requirements:

Your credit screening will be completed by Appfolio. If your application is not approved, you are entitled to contact the provider of the report for a free copy. They may be contacted at:

TransUnion Consumer Relations, 2 Baldwin Place,
PO Box 1000, Chester, PA 19022. Phone: 1-800-
888-4213. www.transunion.com/myoptions

We require a positive credit history with:

- No more than 2 delinquent payments over the last 24 months.
- No accounts in collection
- No non-discharged bankruptcies
- No money owing to a previous landlord
- A minimum credit score of 550
- At least 2 active accounts being rated to establish history.

PROPERTIES OUTSIDE SEATTLE

Prospector Property Management

RENTAL CRITERIA AND INSTRUCTIONS TO APPLY

EMPLOYMENT HISTORY/INCOME:

For verification consideration you must provide your 2 most recent paystubs, and/or copies of government, pension, or valid program funding. If self-employed, you must provide signed copies of the last two years' tax returns and the last 3 months' bank statements.

- History of acceptable level of income must cover the previous 24 months.
- Rent to income ratio: Gross income must be at least 3 times monthly rent
- Debt to income ratio: 40% or less

CREDIT REQUIREMENTS:

Your credit screening will be completed by Appfolio. If your application is not approved, you are entitled to contact the provider of the report for a free copy. They may be contacted at:

TransUnion Consumer Relations, 2 Baldwin Place,
PO Box 1000, Chester, PA 19022. Phone: 1-800-
888-4213. www.transunion.com/myoptions

We require a positive credit history with:

- No more than 2 delinquent payments over the last 24 months.
- No accounts in collection
- No non-discharged bankruptcies
- No money owing to a previous landlord
- A minimum credit score of 550
- At least 2 active accounts being rated to establish history.

LANDLORD REFERENCES:

Each rental applicant must be able to demonstrate a pattern of meeting their rental obligations, leaving prior rental properties in good condition and not having a pattern of complaints from neighbors. Applicants can have no prior evictions, and must have verifiable references for positive rental or mortgage history over the last 24 months. Please note that you must provide contact information for the previous landlord and that the previous landlord must take or return our screening calls within 72 hours of application submission or we will move onto the next application.

CRIMINAL HISTORY:

Criminal history will be considered on a case by case basis, with factors including the nature of the offense, how much time has passed, and whether or not the individual is appropriately rehabilitated and does not pose a risk to persons or property.

OTHER:

Upon approval, applicants have 48 hours to accept and sign a lease agreement.

If additional time is required to seek language interpretation services or translation services or if a reasonable accommodation is needed for a disability, please submit your request to leasing agent.