

Renter Criteria Requirements: Redwood Apartments 509-522-9422

Application & Positive Identification:

Requirement: Valid government issued photo identification is required of all applicants.

Requirement: A fully completed application must be presented or an explanation acceptable to the landlord must be provided as to why the application is not complete.

Requirement: You must be at least 18 years of age

Requirement: NO PETS ALLOWED

Requirement: NO SMOKING ALLOWED

Rental History Criteria:

Requirement: 12 months valid, verifiable rental (mortgage) history

Valid rental history is a written lease or month-to-month agreement.

Final decision is also dependent on credit history, income and length of employment.

Deniable Factors:

Rental history less than 12 months.

2 or more late payments within a 12 month rental period.

Any NSF checks

Any noise complaints

Unfulfilled lease obligations.

Balance owing to a landlord (for rent or damages).

Any paid or unpaid (and/or non disclosed) eviction.

Falsification of the rental application.

Credit History Criteria:

Requirement: At least 2 accounts established for 1 year and in good standing

Final recommendation will also be dependant on income, rental & employment history.

Derogatory credit history (past due accounts, collections, judgments, tax liens, charge off) in excess of \$500 – excluding medical debt, Past due or foreclosed mortgage, Discharged bankruptcy will require a co-signer.

Deniable Factors:

Paid rental collection and/or judgment

Open Bankruptcy.

Unverifiable (and/or falsified) social security number.

Unpaid rental collection or judgment.

Employment History Criteria:

Requirement: 6 months of employment with current employer or 1 year (12 months) in same field of work

Military personnel will be required to provide L.E.S. for proof employment.

Employment requirements will be waived for retired and self employment applicants. However, most recent tax returns will be required for verification of income.

Final recommendation will also be dependant on rental, credit history and income.

Deniable Factors:

Employment that is less than 6 months (12 months in same line of work).

Income Requirement Criteria:

Requirement: Verifiable monthly (garnishable and non garnishable) income equal to or greater than 3 times the rental amount.

Income that is 2.5 – 2.99 times the rental amount will require an increased deposit or co-signer

Proof of income required prior to move in. Valid proof includes but is not limited to current paystubs, tax returns, W2's, I20's (International Students), Leave and Earning Statements (military) or bank statements.

Deniable Factors:

Income that is less than 2.49 times the rental amount or less.

Lack of proof of income (or falsification of income information).

Public Records Criteria:

Requirement:

Eviction and criminal records searches will be conducted.

Paid unlawful detainer (eviction) will result in co-signer or increased deposit.

Criminal search includes felony and misdemeanor offenses.

With the exception of sexual offences or a drug manufacturing and/or distribution conviction, all other convictions will be reviewed on a case-by-case basis taking into consideration the following: the nature and severity of the conviction, the amount of time that has elapsed since the conviction, the facts or circumstances surrounding the criminal conduct; the age of the individual at the time of conviction; and/or evidence of rehabilitation efforts.

Verified name and date of birth match on criminal conviction for the following offenses (disclosed or not):

Murder (1st and 2nd degree) Kidnapping (All counts)

Manslaughter (1st degree) Theft (1st & 2nd degree)

Assault 1st, 2nd & 3rd degree) Burglary (1st, 2nd degree & vehicle prowling 1st degree)

Robbery (1st & 2nd degree) Malicious Mischief (1st degree)

Rape (All counts) Arson (1st, 2nd degree & Reckless Burning 1st degree)

Child molestation (All counts) Delivery or Sale (All counts)

Rape of a child (All counts) Possession with intent to Deliver (All counts)

Deniable Factors:

Criminal convictions for sexual offenses and drug manufacturing and/or drug distribution

Verified (unpaid) eviction.

Failure to disclose eviction or criminal records.

Cosigner Criteria :

Rental History: Same as applicant.

Credit:

Requirement: At least 4 accounts established for 1 year and in good standing.

Deniable Factors:

Derogatory credit history is in excess of \$100.

Open or discharged bankruptcy.

Employment History: Same as applicant.

Income:

Requirement: Verifiable monthly income equal to or greater than 4 times the rental amount.

Deniable Factors:

Monthly income less than 4 times the rental amount