

RENTAL CRITERIA

For use by the Avila on 112th Management team and its affiliates. This rental criteria applies to any and all applicants of Avila on 112th, and any other individuals who plan to occupy the unit.

OCCUPANCY

Occupancy is based on the number of bedrooms in a unit, based on the legal description of a bedroom. Owner/Agent may adopt a more liberal occupancy standard based on the configuration of the unit and whether any occupants will be infants.

<i>Home Size:</i>	<i>Maximum Occupancy</i>
<i>One Bedroom</i>	<i>3 Persons</i>
<i>Two Bedroom</i>	<i>5 Persons</i>

GENERAL STATEMENTS

1. Current, positive, government-issued photo identification will be required for each applicant.
2. Each applicant over the age of 18 must apply and qualify individually as per specific criteria areas.
3. Use of inaccurate, incomplete, or falsified information on ANY portion of the application will be grounds for denial.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, immediate eviction will result.
5. Any individual whose tenancy may constitute a direct threat to the health and safety of any individual, the complex, or the property of others will be denied tenancy.

INCOME REQUIREMENTS

If applicant will be using local, state, or federal housing assistance as a source of income, “stated rent” as used in this section means the portion of rent that will be payable by the applicant, excluding any portion of the rent that will be paid through the assistance program.

1. Stated income must be from a verifiable, legal source. Proof of income may be submitted through bank statements, paystubs, or tax forms.
2. Applicants who make 3x the stated rental amount will qualify with a standard security deposit; applicants who make between 2.5x and 3x the stated rental amount will be charged an additional deposit based on credit score.
3. Income below 2.5x the stated rental amount will result in denial, or applicant can choose to provide acceptable co-signers.

CREDIT CRITERIA

In this context, negative or adverse debt refers to (but is not limited to) bankruptcies, non-medical and non-educational collections, charge-offs, and/or repossessions over the amount of \$500. Owner/Agent may request additional documents for any disputes between applicants and applicable agencies.

1. Credit scores below 500 will result in an automatic denial of the application.
2. Credit scores are used to determine deposits based on a sliding scale.
3. Any negative or adverse debt showing on consumer credit reports may require additional security deposits on a case-by-case basis.

RENTAL HISTORY CRITERIA

Applicants with evictions within the last 5 years will not be considered. A minimum of 5 years of eviction-free history is required. Eviction actions that were dismissed or resulted in a judgment for the applicant will not be considered.

1. 12 months of verifiable, contractual rental history from a current unrelated, third-party landlord OR home ownership will be required. Less than 12 months of verifiable rental history will result in an additional deposit.
2. 3 or more notices for non-payment of rent OR dishonored checks within one year will result in denial of the application.
3. Any unpaid balance owed that is housing related in nature, including but not limited to non-payment of utilities, money owed to a previous landlord/rental agency, or rental debt to a collections agency, will result in automatic denial.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the rental application and screening fee, Owner/Agent will conduct a search of public records to determine whether applicants or any proposed occupants have a current or previous conviction, including a present guilty plea or no contest plea. A single conviction for any of the following will be grounds for denial.

1. Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, or the manufacturing and/or distribution of a controlled substance.
2. Misdemeanors involving: drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, and/or financial fraud crimes.
3. Felonies over 7 years old that are not related to Item 1 will be considered, and are not grounds for immediate denial.
4. Misdemeanors over 3 years old that are not related to Item 2 will be considered, and are not grounds for immediate denial.

DENIAL POLICY

If your application is denied due to negative or adverse information through the screening process, you may:

- Contact Avila on 112th to discuss the investigation result of your application.
- Contact the credit reporting agency listed on the denial letter to identify who is reporting unfavorable information and request a correction of the information.

If your application has been denied and you feel that you qualify as a resident under the criteria set out above, you may contact:

Avila on 112th

Attn: Equal Housing Opportunity Manager
501 NE 112th Ave
Vancouver, WA 98684

ACKNOWLEDGEMENT

By signing below, I am acknowledging that I have read and reviewed the terms set forth in the rental criteria, and will my application and screening will be held to the standards set forth above.

X. _____ Date: ____ / ____ / ____

Printed Name: _____

X. _____ Date: ____ / ____ / ____

Printed Name: _____

X. _____ Date: ____ / ____ / ____

Printed Name: _____

X. _____ Date: ____ / ____ / ____

Printed Name: _____

X. _____ Date: ____ / ____ / ____

Printed Name: _____

X. _____ Date: ____ / ____ / ____

Printed Name: _____