

RENTAL CRITERIA FOR RESIDENCY

Madrona Real Estate Services, LLC

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit.
2. The general rule is two persons allowed per bedroom.

GENERAL STATEMENTS

1. Current, positive, government-issued photo identification that allows Owner/Agent to adequately screen for criminal and/or credit history will be required.
2. Each applicant will be required to qualify individually or as per specific criteria areas.
3. Inaccurate, incomplete or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed, termination shall result.
5. Any individual whose tenancy may constitute as a direct threat to the health and safety of any individual, the premises, or the property of others, will be denied tenancy.
6. Applicant is a good neighbor. Applicant does not conduct illegal activity, disturb or pose a threat to neighbors, takes care of the property, adheres to the terms of the rental agreement. This is confirmed by previous landlords, criminal reports and/or other sources.
7. Screens from other sources are not accepted. We must do our own.
8. Service Animals: Seeing eye dogs and other animals used as "service animals" or "emotional support, therapy, or companion animals" to assist the disabled are permitted to reside in the house with the resident(s). Documentation is required.
9. Special Needs: Building is willing to make reasonable accommodations to a house that may be required for those individuals with special needs.
10. Exceptions: At the written request of the applicant, an exception to the above criteria may be made subject to the final approval of Building and the Owner.

INCOME CRITERIA

1. Monthly income must be equal to three times stated rent, and must be from a verifiable, legal source. If applicant's monthly income is between two and three times the stated rent, applicant will be required to pay an additional security deposit equal to one or more month's rent or provide acceptable co-signers.
2. Twelve months of verifiable employment will be required if used as a source of income. Less than 12 months verifiable employment will require an additional security deposit or acceptable co-signer.
3. Applicants using self-employment income will have their records verified through the state corporation commission, and will be required to submit records to verify their income, which records may include previous year's tax returns.
4. Future income may be used in the form of a verifiable job offer detailing exactly the amount to be earned each month. Employment verification with employer may be required.

RENTAL HISTORY REQUIREMENTS

1. Twelve months of verifiable contractual rental history from a current unrelated, third party landlord or homeownership is required. Less than twelve months verifiable rental history will require an additional security deposit or acceptable co-signer.
2. Two or more notices for nonpayment of rent within one year will result in denial of the application.
3. Two or more dishonored checks or NSF's within one year will result in denial of the application.
4. Rental history reflecting any past due and unpaid balances to a Landlord will result in denial of the application.

5. Rental history including two or more noise disturbances or any other material non-compliance with the rental agreement or rules will result in denial.
6. Any prior evocations will result in denial of the application.

CREDIT CRITERIA

1. Negative or adverse debt showing on a consumer credit report will result in denial of application or require additional security deposits or acceptable co-signers.
2. Five or more unpaid collections (not related to medical expenses) will result in denial of the application.
3. A credit score below 700 will result in denial of the application.

CRIMINAL CONVICTION CRITERIA

In Seattle: Landlords may not inquire in to, nor require disclosure of, any types of arrest or criminal records or convictions for any applicant of a rental property located in Seattle, except for sex offense convictions which occurred when the applicant/individual was an adult, and which require the applicant/individual to be a lifetime registrant on any local, state, or federal sex offender registry list. Applicants may provide any supplemental information related to an individual's rehabilitation, good conduct, and facts or explanations regarding their registry information for use by the landlord when determining if a legitimate business reason exists for denying the applicant/individual.

All other cities: A conviction of any kind shall be grounds for denial.

OTHER CRITERIA

1. There is a one-time refundable Pet Deposit of \$350 due. Monthly pet rent is applicable and varies per Building. There is a limit of 2 pets per Unit, with the allowed pets being Cats and Dogs only. Weight limit of 70 pounds combined for all animals. Pets must be spayed or neutered. All pets must be properly licensed and have shots required by the statute or regulation at all times. No Pets with a history of aggressive, threatening or violent behavior will be allowed (this includes any type of Pit Bull or mix, Dobermans, Rottweilers, Mastiffs, German Shepherds, Huskies, Great Danes, Chowchows, etc). At Owner/Agent's discretion, breeds with a disposition for aggressive behavior may be prohibited. Pets will not be allowed out of the unit except when being carried by Resident or when on a leash under Resident's control. Pets may not be left alone on patio or balcony.
2. Home-based business: Please use the premises only as a private residence. Working from your home is allowed. However, we ask that you do not use it as your primary work place. For example, we do not allow home daycare businesses or hair salons. In addition, the property is not to be used in any way that is illegal or dangerous or which would cause a cancellation, restriction, or increase in property or management insurance premium.
3. Move-in monies must be paid by cash, money order, or cashiers check, or online through the tenant portal. Personal checks and online portal payments must clear the bank prior to receiving keys.
4. Building is a non-smoking property. This applies to marijuana smoke as well as tobacco.
5. Application fees are non-refundable.
6. Renter's insurance is required.
7. It can take one to three days to complete the screening process, depending on verification or references. Once Application is accepted, they have 24 hours to sign a lease.
8. Must return completed Property Move-In Condition Report within one day after move-in date.