



Please read the following criteria used to make a decision on your rental application. We require your signature on both this information sheet along with signature on credit application.

GENERAL REQUIREMENTS

1. Positive I.D. with a picture is required.
2. Each applicant must qualify individually unless they are a married couple. An additional application fee may be required if a married couple has not established joint credit.

RENTAL REQUIREMENT

1. Six months of verifiable residence history from a third party landlord required.
2. Rental history demonstration residency, but not by a third party, will require an additional security deposit equal to half months rent, or co-signer.
3. Home ownership will be verified through tax assessors office or credit report.
4. Four or more late payments of rent or mortgage within a 12-month period will result in denial.
5. Two(2) or more NSF checks within a 12-month period, will result in denial.
6. Rental history reflecting any unpaid past due rent will result in denial.
7. Any unlawful detainer action or eviction over three (3) years old, which has been paid, can be approved with added security.
8. Rental history showing \$50.00 but less than \$200.00 damage will require security deposit equal to half months rent, when the amount has been paid in full.
9. Rental history showing \$200.00 but less than \$750.00 damage will require security deposit equal to full months rent, when the amount has been paid in full.
10. Rental history reflection more than \$750.00 damage will result in denial.
11. Rental history with complaints (disturbance or other) will be denied if the manager would not rerent.
12. Added security is needed for any instance of unauthorized persons or pets in a unit rented by the applicant.
13. First time renters, with no established credit, will require a co-signer.

INCOME REQUIREMENTS

1. Monthly household income is equal to three (3) times the rent.
2. If monthly household income does not meet three (3) times stated monthly rent, an additional one month's rent or qualified roommate will be required.
3. If co-signer is required, their monthly income should equal five (5) times the stated monthly rent.
4. A current paycheck stub will be required if we are unable to verify income over the phone.
5. Some form of verifiable income will be required for unemployed applicants.
6. Self-employed applicants will require proof of income by tax returns.

EMPLOYMENT REQUIREMENTS

1. Verifiable employment is required.
2. If unemployed and unable to verify income as able to pay rent, will be denied.
3. Self-employed individuals must be verified through the state or tax returns or bank statements.
4. Added security is needed for temporary or seasonal employees.
5. Does not meet stated criteria.

CREDIT REQUIREMENTS

1. Good credit required.
2. Outstanding bad debts being reported on credit report which are more than \$100.00 but less than \$1000.00 will require additional security equal to half month's rent.
3. Outstanding bad debts being reported on credit report being more than \$1000.00 will require a full security deposit equal to a full month's rent.
4. Outstanding bad debts being reported on credit report being more than \$20,000.00 will result in denial.
5. Excessive collection (6 or more) will result in denial. (with some exception for medical collections)
6. Outstanding debt to property management or landlord over \$100.00 will result in denial.
7. Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
8. After a discharged bankruptcy, applicant must show six (6) months of positive established credit.
9. If the majority of an applicant's current accounts are charged off or more than sixty (60) days past due, this will result in a denial.

CRIMINAL REQUIREMENTS

1. Any criminal felony offense, which has taken place within the last 10 years, is a consideration for denial, based on the following.
2. If there is a criminal conviction and the applicant has been out of jail/prison less than five (5) years they will be denied.
3. If the criminal offense was of a physical or violent nature against either person or property, the applicant will be denied.
4. If the criminal offense took place more than ten (10) years ago, or if the person has been out of jail/prison more than five (5) years and has perfect credit and rental history they may be approved. (They may only be approved if this was a one time offense and was not of a physical or violent nature. Multiple offenders will be denied on matter what the credit and rental history shows.)

AUTOMATIC DENIALS

1. Any collection filed by a property management company over \$100.00 will result in denial, unless paid, which will result in one month's additional security.
2. Any unlawful detainer action or eviction, which has been within the last three (3) years results in denial.
3. Any current 3-day notice will result in denial.

I have read and understand that the credit application fee is a non-refundable fee that will not be returned under any circumstance.

Applicant_____

Applicant_____

Date_____

Meridian Valley Property Management
15423 SE 272nd Street, #110
Kent, WA 98042
(253) 630-0123