

Residential Qualification Criteria

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. The types of information to be accessed: Identification, credit, public records, rental history, residency address information, employment and income verification. Additional verification may be required. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. The criteria which may result in a denial (includes but is not limited to): Zero income or income lower than three times (3X) the rental rate, unsatisfactory credit or rental history findings, exceeding the maximum number of occupants per apartment home, restricted pets, inability to meet conditional requirements of application results, providing misleading or inaccurate information, and adverse, subpar, or unverified information. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

IDENTIFICATION. Applicants must provide a verifiable social security number or ITIN and present a valid government issued photo identification card for each person age 18 or older.

EMPLOYMENT & INCOME. Unverifiable current employment may result in denial. Applicants must collectively have verifiable monthly income in an amount not less than 3 times (3X) the rental rate (3:1 rent to income ratio). If income is less than 3 times the rental amount, we may require a qualified cosigner or result in denial. Co-signer income must be 5 times the rental amount. Acceptable documentation for verifiable income varies based on the income source. Generally accepted documentation may include 2 consecutive (recent) paystubs, most recent tax returns, W2, Leave & Earnings Statement (LES), Statement of Social Security Benefits, I20 (International Students), etc.

RENTAL HISTORY. We make every effort to verify rental history with prior landlords, property managers and owners. Applicants must have 36 months of valid, positive, verifiable rental history in good standing. Valid rental history is a written lease or month-to-month agreement. If rental history is less than 36 months, then a co-signer may be requested. One (1) or more late payments, NSF checks, outstanding unpaid balances and/or complaints within 36 months may result in denial.

CREDIT HISTORY. We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. A minimum credit score of 700 and all open accounts in good standing for at least two (2) years. An unsatisfactory, derogatory, or insufficient finding will result in the requirement of an additional deposit, co-signer, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS. This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and Resident Qualification Acknowledgment, a credit evaluation will be conducted using one of the consumer reporting agencies provided on this document.

CO-SIGNER / GUARANTORS. If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

ADULT DEPENDENT. If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

CRIMINAL HISTORY. "The landlord is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for registry information as described in subsections 14.09.025.A.3, 14.09.025.A.4, and 14.09.025.A.5, and subject to the exclusions and legal requirements in Section 14.09.115."

We obtain a criminal background check on each applicant, limited to sex offender registry information only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry: The nature and severity of the conviction; The number and types of convictions; The time that has elapsed since the date of conviction; Age of the individual at the time of convictions; Evidence of good tenant history before and/or after the conviction occurred; and any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

OCCUPANCY. Maximum occupancy of two persons per studio/unit or per master/primary bedroom one person limit per single bedroom.

PETS. Dogs are limited to 30 pounds or smaller. No more than 1 pet per studio or unit. The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers	Presa Canarios	Akitas
Doberman Pinschers	Chows	Alaskan Malamutes	Wolf-hybrids

RENTER'S INSURANCE REQUIREMENT. You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

FAIR HOUSING STATEMENT. We are committed to compliance with all federal, state, and local fair housing laws. We will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. We will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

DATA AND COMMUNICATION. You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

RENTAL RATES AND LEASE TERMS. Original rental rate quotes will be honored for 2 business days. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

FALSIFICATION OF APPLICATION: Any false statements (written or verbal) or false information included in an application will result in denial of the application.

APPLICANT APPROVAL ACKNOWLEDGMENT. Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

CONSUMER REPORTING AGENCIES. ACRA.net, Inc is the application screening provider for this community and retrieves public records and rental history records.

Trans Union is the credit bureau utilized for this community and retrieves credit reports.

Elderberry Investments, LLC	12819 SE 38 th Street, #56, Bellevue, WA 98006	(206) 428-7913
Lee Realty, LLC	P. O. Box 414, Issaquah, WA 98027	(206) 696-2664
ACRA.net, Inc	521 W Maxwell Ave., Spokane, WA 99201	(800) 304-1249
Trans Union Consumer Relations	P. O. Box 1000, Chester, PA 19022	(800) 888-4213

Signature of Applicant

Date

Signature of Applicant

Date

