

# RENTAL APPLICATION CRITERIA - VIP Stay Bellevue

## NON-DISCRIMINATION

("Management") operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

## APPLICATIONS

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees. **Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied.** The application fee is non-refundable unless otherwise provided by state or local law.

As part of your rental application process, On-Site will create a rental report that accesses up to two types of information about you: 1) court records; and 2) personal references. Any negative, misleading, or unverifiable information may result in the denial of your application. In the event of a denial or other adverse action, you have a right to obtain a free copy of your rental report from On-Site, and to dispute the accuracy of any information appearing in it. You may contact

## IDENTITY VERIFICATION

ALL applicants are REQUIRED to show at least one of any of the following forms of identification:

- Government issued identification such as military identification, driver's license or passport
- Age of majority card
- Birth certificate
- Social security card

## RENTAL SCORE

All applications are submitted to a third-party rental applicant screening company. **All applications are evaluated based on a rental scoring system.** Every applicant is treated objectively because each application is scored statistically in exactly the same manner.

The rental scoring system will compare your application to the screening company's database, and by evaluating those statistics and real data in accordance with pre-established criteria set by Management, our screening company will recommend one of the following:

- **Accepted.** The applicant will be accepted with the standard deposits and fees.

- **Accepted with Conditions.** Depending on the community's policy, the applicant may be given the option to pay an additional security deposit.
- **Denied.** The application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies that provided the consumer information.

## **INCOME VERIFICATION**

Written verification of income in an amount equal to **2.5** times the monthly rent per household will be required, along with any necessary supporting documents.

## **RESIDENCE VERIFICATION**

Management reserves the right to verify the applicant's residence history.

## **CRIMINAL CHARGES/CONVICTIONS**

Applicants charged convicted for certain felony and misdemeanor offenses may not be approved for residency, depending upon the pre-established criteria set by Management.

## **EVICCTIONS**

Applicants who have been a party to an eviction proceeding may not be approved for residency, depending upon the pre-established criteria set by Management.

## **DENIAL POLICY**

If your application is denied due to unfavorable information received on your screening report, you may:

- Contact On-Site to discuss your application and identify any unfavorable information.
- Supply On-Site with proof of any incorrect or incomplete information.
- Request that On-Site re-evaluate and re-report your screening information and rental score to Management.

## **HOW YOU CAN REMOVE INCORRECT INFORMATION**

Our screening service is committed to accuracy and will investigate any information you dispute. Contact [nancy@getknowngetpaid.com](mailto:nancy@getknowngetpaid.com) or call 425-641-5214. If you provide proof of your claim, we will promptly make appropriate adjustments. Download the form on our site for details.