

Alder Pointe

at  Scotton
LANDING

1511 SW 13th Avenue • Battle Ground, WA • 98604 • 360/828-1451 • Fax: 360/208-0651 www.alderpointe.com

Rental History:

12 months valid, verifiable rental history

Valid rental history is a written lease or month-to-month agreement.

If rental history is less than 12 months then an increased deposit -OR- cosigner may be requested.

3 late payments, NSF checks and/or noise complaints within 12 months may result in an increased deposit.

Final recommendation will also be dependent on credit history, income and employment.

Credit History:

Established credit history not required for approval.

If derogatory credit history (excluding medical & student loan debt) is \$5000-\$10,000 then an increased deposit -OR- cosigner may be requested.

Any discharged bankruptcy that is within the last 2 years may require an increased deposit.

Any past due or foreclosed mortgage that is less than 2 years old may require an increased deposit.

Final recommendation will also be dependent on income, rental, & employment history.

Employment:

12 months with current employer or previous employment in same field of work.

Final recommendation will also be dependent on rental history, credit history and income.

Income:

Monthly verifiable income must be equal to at least 3 times the rental amount.

If income is between 2.5 and 3 times the rental amount, an increased deposit may be requested.

Final recommendation will also be dependent on rental, credit & employment history.

INTERNATIONAL STUDENTS AND APPLICANTS THAT ARE NEW TO THE COUNTRY:

International students will be required to pay an increased deposit. Proof of current college or university enrollment or current student visa will be required for valid verification. Applicants that are new to the country will be required to pay an increased deposit. Proof of income source or new job will be required.

COSIGNER QUALIFICATION CRITERIA:

A cosigner will be APPROVED if all the qualifications below are met, if the cosigner does not meet any 1 of the following criteria then the cosigner will not qualify.

RENTAL HISTORY:

1 year of valid and verifiable rental or mortgage history with no late payments

CREDIT HISTORY:

At least 4 accounts in good standing for 1 year with less than \$500 in derogatory credit

EMPLOYMENT:

12 months with current employer or previous employment in same field of work

INCOME:

5 times the rental amount of the unit in verifiable, garnish-able income

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS:

Any eviction within the last 2 years.

Breaking lease agreement that will result in collection filing.

Unpaid rental collection verified on credit report

Balance owing to landlord.

4 or more late payments and/or NSF checks and/or noise complaints within a 12 month rental period (current and/or previous).

Unverifiable social security number.

Falsification of rental application.

Derogatory credit (excluding medical & student loan debt) in excess of \$10,000

Verified name, and date of birth match of criminal conviction or pending offense as follows:

Murder (1st and 2nd degree)

Kidnapping (All counts)

Manslaughter (1st degree)

Theft (1st and 2nd degree)

Assault (1st, 2nd, and 3rd degree)

Burglary (1st & 2nd deg.; Vehicle prowling 1st deg.)

Robbery (1st and 2nd degree)

Malicious Mischief (1st degree)

Rape (All count)

Arson (1st, 2nd deg. & Reckless Burning 1st degree)

Delivery or Sale (All counts)

Child molestation (All counts)

Rape of a child (All counts)

Possession with intent to deliver (All counts)

Outstanding criminal warrant

Any Terror Related Activity

Any crimes against the elderly or children will result in denial. An established pattern of felony convictions (2) or misdemeanor convictions (3) in the last 3 years will result in denial. Any convictions that demonstrate disregard to the health and safety of vulnerable adults or children could be grounds for denial.

Any criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement will be grounds for denial.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

Valid Photo Identification will be required of all applicants.