

Redwood Apartments 509-522-9422
Renter Criteria

Positive Identification:

Requirement: Valid government issued photo identification is required of all applicants.

Requirement: A fully completed application must be presented or an explanation acceptable to the landlord must be provided as to why the application is not complete.

Requirement: You must be at least 18 years of age

Requirement: NO PETS ALLOWED

Requirement: NO SMOKING ALLOWED

Rental History Criteria:

Requirement: 12 months valid, verifiable rental (mortgage or military housing) 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 will be required. However, military housing is considered valid rental history.

Paid (disclosed) eviction will result in Increased Deposit or Cosigner requirement.

Final decision is also dependant on credit history, income and length of employment.

Deniable Factors:

3 or more late payments, NSF checks and/or noise complaints within a 12 month rental period.

Unfulfilled lease obligations.

Balance owing to a landlord (for rent or damages).

Unpaid (and/or non disclosed) eviction.

Falsification of the rental application.

Credit History Criteria:

Requirement: At least 2 accounts established for 1 year and in good standing

Derogatory credit history (past due accounts, collections, judgments, tax liens, charge off - excluding medical debt) in excess of \$500 will result in an increased deposit or cosigner requirement.

Past due or foreclosed mortgage will result in an increased deposit or cosigner requirement.

Discharged bankruptcy will result in an increased deposit or cosigner requirement.

Paid rental collection and/or judgment will result in increased deposit or cosigner requirement.

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

Deniable Factors:

Open Bankruptcy.

Unverifiable (and/or falsified) social security number.

Unpaid rental collection or judgment.

Employment History Criteria:

Requirement: 6 months of employment with current employer or in same field of work

Employment that is less than 6 months will require an increased deposit or cosigner.

Employment requirements will be waived for retired and self employment applicants. However, most recent tax returns will be required for verification of income.

Employment requirement will be waived for international students. An I20 will be required for verification.

Military personnel will be required to provide L.E.S. for proof employment.

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

Income Requirement Criteria:

Requirement: Verifiable monthly (garnishable and non garnishable) income equal to or greater than 3 times the rental amount.

Income that is 2.5 – 2.99 times the rental amount will require an increased deposit

Income that is less than 2.5 times the rental amount will require a cosigner.

Proof of income required prior to move in. Valid proof includes but is not limited to current paystubs, tax returns, W2's, I20's (International Students), Leave and Earning Statements (military) or bank statements.

Deniable Factors:

Lack of proof of income (or falsification of income information).

Public Records Criteria:

Requirement: *Eviction and criminal records searches will be conducted. Criminal search includes felony and misdemeanor offenses.*

Deniable Factors:

Verified (unpaid) eviction.

Failure to disclose eviction or criminal records.

Verified name and date of birth match on criminal conviction for the following offenses (disclosed or not):

Murder (1st and 2nd degree)

Kidnapping (All counts)

Manslaughter (1st degree)

Theft (1st & 2nd degree)

Assault 1st, 2nd & 3rd degree)

Burglary (1st, 2nd degree & vehicle prowling 1st degree)

Robbery (1st & 2nd degree)

Malicious Mischief (1st degree)

Rape (All counts)

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

Child molestation (All counts)

Delivery or Sale (All counts)

Rape of a child (All counts)

Possession with intent to Deliver (All counts)

Cosigner Criteria :

Rental History: Same as applicant.

Credit: At least 4 accounts established for 1 year and in good standing.

Deniable Factors:

Derogatory credit history is in excess of \$100.

Open or discharged bankruptcy.

Employment History: Same as applicant.

Income: Verifiable monthly income equal to or greater than 4 times the rental amount.

Deniable Factors:

Monthly income less than 4 times the rental amount