



Trinity Partnership

Criteria for Residency

February 1, 2017



Thank you for your interest in our community. Trinity Partnership does not discriminate against any person based on race, color, religion, sex, national origin, familial status, or disability. Please sign the backside of this form only after you have read through the following criteria before submitting an application for residency.

Lease requirements

All Trinity Partnership properties are non- smoking/ smoking of any kind is prohibited on all properties.

Leases must be executed within 14 days of applicants being notified of applicant's approval unless otherwise indicated in the execution or reservation deposit agreement.

APPLICATION REQUIREMENTS

- 1.) Complete an application for residency and pay your non-refundable screening fee of \$40.00*. Applications are required for each household member whom is 18 years or older, emancipated minors, and heads of household under the age of 18. Incomplete applications or applications containing false information may be denied.
- 2.) A valid driver's license or government issued ID is required prior to processing the application. Applicant must be a legal United States Resident. Non US citizens must show proof of legal status, student verification or immigration documents.
- 3.) Be prepared to wait approximately 1-3 business days during the application verification process.
- 4.) Unfavorable information for any individual applicant may result in the denial of all applications for the household.
- 5.) Co-signers: each person must complete a separate application, pay the non-refundable screening fee of \$40.00* each and meet all stated criteria as listed. Co-signers must be U.S. citizens currently living in the United States.

RENTAL HISTORY

- 1.) Two (2) Years of verifiable rental history from a third-party landlord will be required. Homeowners may be required to show proof of ownership. A security deposit equivalent to 1 month's rent or a qualified cosigner may be used if applicant does not meet the 2 Year minimum rental history requirement.
- 2.) An eviction in the last 5 years will be grounds for denial.
- 3.) Applications found to be incomplete, inaccurate or fraudulent will be grounds for denial. Information subsequently discovered to be inaccurate and/or fraudulent will be grounds for denial or eviction.
- 4.) Rental history reflecting three (3) or more NSF checks, 3 day pay or vacate notices or Notice of Non-compliance within a one-year period will be grounds for denial.
- 5.) A negative landlord reference regarding non-payment of rent, consistent late rent, noise or disturbance or any other violation of the rental agreement will result in an immediate denial if there are two or more combined violations in any 12-month period within the last three (3) years.
- 6.) An unpaid balance from a prior landlord will be grounds for denial.

INCOME / EMPLOYMENT REQUIREMENTS

- 1.) A minimum of one (1) year verifiable employment history will be required. A current paycheck stub will be required if we are unable to verify income from the employer. If no prior employment applicant may be asked to provide a qualified cosigner or pay and additional deposit up to one month's rent.

- 2.) Self-employed applicants will be required to provide one of the following: paystubs, W-2's or previous years' tax returns as proof of income.
- 3.) Applicant's gross monthly income must be at least Three (3) times the monthly stated rent. Income that does not meet this requirement, but is less than three (3) times the monthly stated rent will require a qualified co-signer. If there are multiple applicants combined income must be (3) times the monthly rent.
- 4.) A co-signer's gross monthly household income must be at least five (5)-times the monthly stated rent.
- 5.) A verifiable (liquid) checking or savings account may be considered income. If applicant has no other income the balance must be three (3) times the total lease amount.
- 6.) Financial aid, student loans and I-20 income must be Three (3) times the amount of the monthly rent after the tuition amount is deducted.

CREDIT HISTORY

- 1.) A consumer credit report will be obtained. Unpaid collection debts (not medical related), negative or adverse debt (not medical related) exceeding \$500.00, or multiple late payments, will require a security deposit equivalent to 1 month's rent.
- 2.) Unpaid collections (not medical related), negative or adverse debt, exceeding \$1000.00 will be denied. Consistent late payments will be grounds for denial.
- 3.) If Debt to income ratio is more than 40% a qualified cosigner or additional deposit will be required.
- 4.) A bankruptcy discharged or foreclosure or short sale in the last 3yrs listed on the credit report will be denied, 3-7 years will require an additional deposit equal to one month's rent.
- 5.) Medical related debt more than \$10,000 will require a security deposit equal to 1 month's rent
- 6.) However, your application will be denied if your amount of total bad debt exceeds \$25,000.
- 7.) Cosigners credit must have no bad debts, no more than 2 late payments within the last 24 months with no bankruptcy, foreclosure or short sale.

CRIMINAL POLICY

Upon receipt of the rental application and screening fee, landlord will conduct a search of public records to determine whether the applicant or any proposed tenant has been charged, convicted of, or pled guilty to or no-contest to, any crime.

A single charge, conviction, guilty plea, no contest plea or pending charge for any of the following shall be grounds for **denial** of the rental application. If there are multiple convictions, guilty pleas or no contest pleas on the applicant's record, Owner/Agent may increase the number of years by adding together the years in each applicable category. Owner/Agent will not consider expunged records.

- a) Murder, manslaughter, criminally negligent homicide, aggravated vehicular manslaughter, class A felonies involving arson, rape, kidnapping, child sex crimes, will be denied
- b) Class A felonies not included above for drug-related crimes, person crime s, sex offenses, financial fraud crimes, burglary, where the date of disposition, release or parole has occurred in the last 30years.
- c) Class B Felony for drug-related crimes, person crimes, sex offenses, financial fraud crimes, aggravated theft, where the date of disposition, release or parole has occurred in the last 15years.
- d) Class C felony for drug-related crimes, person crimes, sex offenses, financial, burglary, theft, criminal mischief, coercion, animal abuse, where the date of disposition, release or parole has occurred in the last 15 years.
- e) Class A misdemeanor for drug-related crimes, person crimes, sex offenses, financial fraud crimes, criminal impersonation, violation of a restraining order, criminal mischief, stalking disorderly conduct, unlawful possession of a firearm, possession of burglary tools, where the date of disposition release or parole has occurred in the last 5years.

- f) Class B and all other misdemeanor for drug-related crimes, person crimes, sex offenses, financial fraud crimes, disorderly conduct, where the date of disposition, release or parole has occurred within the last 5 Years.
- g) Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting the resolution of pending charges.

Reasonable Accommodation Requests

All reasonable accommodation requests, including companion and service animals, should be submitted in writing to:

Trinity Partnership
 Attn: Operations Manager
 3316 Fuhrman Ave E #200
 Seattle, WA 98102

All requests will be reviewed within (3) Three business days of receipt and treated per federal, state & city fair housing laws.

REJECTION POLICY

If you have been denied residence due to unfavorable information provided by the credit reporting agency, a letter will be mailed to the address on the rental application with information on reviewing and/or disputing this information.

I have carefully read and understand the above stated criteria for residency. All applicants must sign below before processing of applications is started.

 Applicant

 Date

 Applicant

 Date

 Applicant

 Date