

**Allied Residential CONVENTIONAL\_Excluding Seattle  
RENTAL CRITERIA**

- Rental History:** 12 months valid, verifiable rental history.  
*Valid meaning 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, recommendation will be dependant on credit history, level of income and length of employment.*
- Credit History:** At least 2 accounts established for 1 year in good standing.  
*If derogatory credit history is in excess of \$800 and/or discharged/open bankruptcy is reporting then an increased deposit -OR- cosigner may be requested. Recommendation will be dependent on level of income and length of rental history.*
- Employment:** 12 months on the job or previous employment in same field of work.
- Income:** 2.5 times the rental amount (only garnishable income considered).  
*If income is less than 2.5 but more than 2 times the rental amount then an increased deposit requested. Income that is less than 2 times the rental amount may require a qualified cosigner. Recommendation will be dependent on level of income, length of rental history and credit history.*
- Social Security:** Applicant must have a valid, verifiable social security number and/or valid work visa, alien registration card, temporary resident card, employment authorization card number or other identification verifying eligibility to reside in the United States.

**SECTION 8 APPLICANT CRITERIA:** All Section 8 applicants are required to meet the same criteria as stated above, *with the exception that the applicant only needs to meet income requirements for their portion of the rent.*

**COSIGNER RENTAL CRITERIA:**

A cosigner will be APPROVED if all the qualification below is 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 with less than \$100 in derogatory accounts  
An open or discharged bankruptcy will be grounds for denial as cosigner
- EMPLOYMENT: 12 months on the job or previous employment in the same kind of work  
INCOME: 4 times the rental amount of the unit in verifiable, garnishable income

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

- Verified unpaid eviction showing on credit report or confirmed with landlord.  
Unpaid rental collection verified on credit report.  
Balance owing to landlord.  
Extreme negative and adverse rental history, e.g...documented complaints and/or damages, multiple late payments or 72 hour notices to pay or vacate with statement by landlord of "WOULD NOT RE-RENT"  
Unverifiable social security number.  
Falsification of rental application.  
Breaking lease agreement that will result in collection filing.

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions (**and pending cases**) for the following offenses may result in denial:

- |                                                                     |                                                                                                             |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Murder (1 <sup>st</sup> and 2 <sup>nd</sup> degree)                 | Kidnapping (All counts)                                                                                     |
| Manslaughter (1 <sup>st</sup> degree)                               | Theft (1 <sup>st</sup> & 2 <sup>nd</sup> degree)                                                            |
| Assault 1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup> degree) | Burglary (1 <sup>st</sup> , 2 <sup>nd</sup> degree & vehicle prowling 1 <sup>st</sup> degree & Residential) |
| Robbery (1 <sup>st</sup> & 2 <sup>nd</sup> degree)                  | Malicious Mischief (1 <sup>st</sup> degree)                                                                 |
| Rape (All counts)                                                   | Arson (1 <sup>st</sup> , 2 <sup>nd</sup> degree & Reckless Burning 1 <sup>st</sup> degree)                  |
| Rape of a child (All counts)                                        | Possession with intent to Deliver illegal substance(s) (All counts)                                         |
| Child molestation (All counts)                                      | Delivery or Sale of illegal substance(s) (All counts)                                                       |
| Terror Related Activity                                             | Outstanding criminal warrant for an offense that may result in a denial                                     |

Criminal conviction which results in a registered sex offender requirement and/or any current sex offender registry requirement.

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

**OCCUPANCY CRITERIA**

- Studio - 3 Occupants  
1 Bedroom Unit - 3 Occupants  
2 Bedroom Unit - 5 Occupants  
3 Bedroom Unit - 7 Occupants  
4 Bedroom Unit - 9 Occupants

**[VOTER REGISTRATION/INFORMATION](#)**

**[RENTING IN AUBURN TENANT RESOURCES](#)**

**[RENTING IN TACOMA TENANT RESOURCES](#)**

**[RENTING IN BURIEN TENANT RESOURCES](#)**

Each person over the age of 18 will be required to complete an individual application and pay an application fee. This includes cosigners.

Consider this statement as notification that we do not participate in the comprehensive reusable tenant screening report systems, as defined by RCW 59.18.257