

# Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. The types of information to be accessed: Identification, credit, public records, criminal and rental history, residency address information, employment and income verification. Additional verification may be required. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. The criteria which may result in a denial (includes but is not limited to): Zero income or income lower than (2.5) times the rental rate, unsatisfactory credit, criminal, or rental history findings, exceeding the maximum number of occupants per apartment home, restricted pets, inability to meet conditional requirements of application results, providing misleading or inaccurate information, and adverse, subpar, or unverified information. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 or older.

**INCOME.** Financially responsible applicants must collectively have verifiable income in an amount not less than 2.5 times the rental rate.

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding may result in the requirement of an additional deposit, guarantor, third-party guaranty program specified by the property, or denial. Applicants are responsible for ensuring their credit history is accurate.

**COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS.** This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and Resident Qualification Acknowledgment, a credit evaluation will be conducted using one of the consumer reporting agencies provided on this document.

**GUARANTORS.** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 3 times the rental rate. The property may partner with external programs that guaranties your home. If applicable, you will be required to enroll in and be approved by the program specified by management, and obtain adequate coverage. Denial by the program will result in a denial for residency at our community.

**ADULT DEPENDENT.** If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions.

**OCCUPANCY.** The following occupancy limits in the City of Tacoma. Units larger than 2099 square feet follow the same determination of unit gross area divided by 200, rounded to the nearest whole number. Occupants under the age of 1 do not count toward this limit

100-299 square feet	1 person	1100-1299 square feet	6 persons
300-499 square teet	2 persons	1300-1499 square feet	7 persons
500-699 square feet	3 persons	1500-1699 square feet	8 persons
700-899 square feet	4 persons	1700-1899 square feet	9 persons
900 – 1099 square feet	5 persons	1900-2099 square feet	10 persons

**PETS.** The following breeds may be restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit do requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

**RENTER'S INSURANCE REQUIREMENT.** You may be required to carry a minimum of \$100,000 Personal Liability Insurance coverage. To satisfy this requirement, you must provide evidence of insurance coverage at initial lease signing and maintain this coverage throughout the entire term of your residency. In addition, we may require that you add our community as an "Interested Party," "Party of Interest," or similar language. Your lease will have additional details about the insurance requirements.

**FAIR HOUSING STATEMENT.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

**DATA AND COMMUNICATION.** You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

**RENTAL RATES AND LEASE TERMS.** Original rental rate quotes will be honored for 2 business days, but no less than 48 hours in the case of conditional screening. The rental rate quote is associated with the apartment home's availability at the time of your quote, move-in date, and lease term requested. Any changes to the time of the quote, your move-in date, or lease term may require a revised rental rate quote which may result in a different monthly rental rate.

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application may result in denial of the application.

**APPLICANT APPROVAL ACKNOWLEDGMENT.** Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above may be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent, providing a guarantor, or satisfactory enrollment in an external guaranty program.

**CITY OF TACOMA RESOURCES.** Information related to code enforcement for rental properties can be found on the City website at <http://www.cityoftacoma.org/rentalhousingcode>. Information related to voter registration can be found on the Secretary of State website at [www.sos.wa.gov/vote](http://www.sos.wa.gov/vote). You have the right to request pay security deposits, non-refundable move in fees and last month's rent in installments.

**CONSUMER REPORTING AGENCIES:** RentGrow, Inc is the application screening provider for this community and retrieves public records and rental history records. Experian is the credit bureau utilized for this community and retrieves credit reports.

RentGrow, Inc	177 Huntington Ave, STE 1703 #74213 Boston, MA 02155	(800) 898-1351
Experian	PO Box 2002, Allen, TX 75013	(866) 397-3742

Signature of Applicant

Date

Signature of Applicant

Date

Leasing Representative/Agent for Owner

Date

