

Tenant Rental Criteria

Applications are processed by Appfolio.com and OMNI Property Management Staff. Payments can be made online at time of application. All applications should be submitted through our website listings at:

<https://omnipropertymanagement.appfolio.com/listings>

If you have any trouble completing, please contact the office. 360-746-9613 or info@omnileases.com

GENERAL REQUIREMENTS

- Positive picture ID is required.
- Each applicant must qualify individually unless they are a married couple.
- Application must be *completely* filled out and signed.
- Application Fees must be paid prior to processing the rental application.
- Applicant acknowledges and accepts that OMNI Property Management represents the owner of the property for which the applicant is applying.

RENTAL REQUIREMENTS

- Two years of verifiable residence history from a third party landlord required.
- Rental history demonstrating residency, but not by a third party, may require an additional security deposit, or a co-signer residing in Washington State.
- Home ownership will be verified through tax assessor's office or credit report.
- Three (3) or more three-day notices within a 12 month period may result in denial.
- Two (2) or more NSF checks within a 12 month period may result in denial.
- Rental history reflecting any unpaid past due rent may result in denial.
- Any unlawful detainer action or eviction over five (5) years old, which has been paid, could be approved with a cosigner and added security or prepaid last month's rent.
- Rental history reflecting more than \$750.00 damage may result in denial.
- Rental history with disturbance complaints will be denied if the previous owner/manager would not re-rent.
- Added security may be needed for any instance of unauthorized persons or pets in a unit rented by the applicant.
- Any collection filed by a property management company will result in denial, if collection has been paid application may be considered with a cosigner and/or one month's rent as added security.
- Any unlawful detainer action or eviction within the past seven (7) years results in denial.

INCOME REQUIREMENTS

- Rent amount cannot exceed 33% of the applicant's monthly income.
- If monthly household income does not meet the 33% requirement, additional month's rent or a qualified roommate may be considered along with a cosigner.
- If a co-signer is required, the cosigner's monthly income should equal five (5) times the stated monthly rent. Co-Signer must reside in Washington State.
- Two most recent paycheck stubs or other printed form of income statement will be required of all applicants.
- If the length of employment at the current business is less than two years further information and/or additional funds or a cosigner may be required for approval.
- Some form of verifiable income or savings will be required for unemployed applicants.
- Self-employed applicants will require proof of income in the form of copies of last 2 years tax returns or other appropriate forms of verification as requested.

CREDIT & BACKGROUND REQUIREMENTS

- Good credit is required.
- Outstanding bad debts being reported on credit report which is more than \$100 but less than \$1000.00 may require additional month's rent and/or a cosigner.
- Outstanding bad debts being reported on credit report totaling more than \$1,000.00 will result in denial.
- Excessive collection (6 or more) will result in denial
- Outstanding debt to property management or landlord will result in denial.
- Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
- After a bankruptcy has been discharged, applicant must show six (6) months of positive established credit.
- Any felony offense, which has taken place within the last ten (10) years, will result in review and further questions.
- If the criminal offense took place more than ten (10) years ago, or if the person has been out of jail/prison more than five (5) years and has perfect credit and rental history, they may be approved.