

Tenant Rental Criteria

Applications are processed by Accusearch and OMNI Property Management Staff. Payments can be made online at time of application or paid by card or cash in office.

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; Checks made Payable to OMNI Property Management.
- Applicant acknowledges and accepts that OMNI Property Management represents the owner of the property for which 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, will require an additional security deposit equal to half months rent, 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 will result in denial.
- Two (2) or more NSF checks within a 12 month period will result in denial.
- Rental history reflecting any unpaid past due rent will 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 will result in denial.
- Rental history with disturbance complaints will be denied if the previous owner/manager would not rent.
- Added security is 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 will 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 applicant's monthly income.
- If monthly household income exceeds the 33% requirement, an additional one month's rent or qualified roommate will be required along with a cosigner.
- If co-signer is required, cosigner's monthly income should equal five (5) times the stated monthly rent. Co-Signer must reside in Washington State.
- A current paycheck stub or other printed form of income statement will be required of all applicants.
- Some form of verifiable income 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.
- If applicant is accepted, an additional one month's rent will be required when employment does not meet the stated criteria.

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 will require an additional one 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.