

Each adult over the age of 18 must complete a separate application.

	Mgmt Company	Apt Community	Community Contact	Community Tel #	Advertising Source
Co. ID: _____					

CREDIT ONLY
 COMPREHENSIVE

APPLICATION TO RENT Apartment # _____ Move-in Date _____ Rent \$ _____ Lease _____

Applicant
 Roommate w/ _____
 Cosigner
 Section 8

APPLICANT INFORMATION

(LEGAL) Last Name			First	Middle	Soc. Sec. #			Date of Birth				
Other Names Used			Drivers License #/State			Email Address			Contact Phone Number			
Other Persons to Occupy Rental:	1	Full Name			Relationship	DOB	3	Full Name			Relationship	DOB
	2	Full Name			Relationship	DOB	4	Full Name			Relationship	DOB
Animal(s) to occupy unit: Attach separate sheet if needed	1	Name		Type	Weight	2	Name		Type	Weight		

RESIDENCE HISTORY

Present Address				City	State	Zip	From _____ To _____		Monthly Pmt \$	
Landlord Name <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord										<input type="checkbox"/> Own <input type="checkbox"/> Rent
Landlord Daytime Phone: _____										Landlord Evening Phone: _____
Previous Address				City	State	Zip	From _____ To _____		Monthly Pmt \$	
Landlord Name <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord										<input type="checkbox"/> Own <input type="checkbox"/> Rent
Landlord Daytime Phone: _____										Landlord Evening Phone: _____

EMPLOYMENT HISTORY

Current Employer			Monthly Salary \$	Supervisor's Name		How long? Yrs _____ Mos _____		
Address			City	State	Zip	Phone		Occupation/Department
<input type="checkbox"/> Previous Employer <input type="checkbox"/> 2 nd job			Monthly Salary \$	Supervisor's Name		How long? Yrs _____ Mos _____		
Address			City	State	Zip	Phone		Occupation/Department

ADDITIONAL INCOME – Additional income such as child support, alimony or separate maintenance need not be disclosed unless such additional income is to be included for qualification hereunder

Amount \$ _____ per _____ Sources _____

VEHICLE INFORMATION

Auto #1	Year	Make	Model	License State	License Number
Auto #2	Year	Make	Model	License State	License Number

EMERGENCY INFORMATION

Nearest Relative	Relationship	Address			City	State	Zip	Phone
								()
Emergency Contact	Relationship	Address			City	State	Zip	Phone
								()
Personal Reference	Relationship	Address			City	State	Zip	Phone
								()

Have you been asked to vacate by a current/previous landlord? Yes No

IF YES: APT NAME: _____ CITY _____ STATE _____

Please be advised, a landlord (within the Seattle city limits) is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, **except sex offender registry information which is the result of an adult criminal conviction** – as described in Subsection 14.09.025 A3., 14.09.025 A4., and 14.09.025 A5, and subject to the exclusions and legal requirements in Section 14.09.115. If sex offender registry information is considered, an applicant may provide any supplemental information related to rehabilitation, good conduct, and facts or explanations regarding their registry information.

Are you currently required to register as a sex offender as the result of an adult criminal conviction? Yes No

In compliance with state and federal consumer reporting law, you are hereby advised that a screening will be conducted regarding the information contained in this application. The report may contain information regarding your credit-worthiness, character, general reputation, personal characteristics and mode of living. By signing this application, you authorize Moco, Inc., whose address is PO Box 2826, Seattle, WA 98111, and whose telephone number is (800) 814-8213, to conduct the screening and to release information obtained to landlord and landlord's agents. If the application is denied or approved conditionally based upon information contained in the report, you may request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.

I certify that to the best of my knowledge all statements are true and complete. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction.

Non-Refundable Processing Fee \$ _____ **Check/Money Order #** _____

Applicant understands that he/she acquires no rights in an apartment until a holding deposit in the amount of \$ _____ has been paid. Applicant requests landlord to hold Unit _____ for applicant while the screening process is completed. If this application is not accepted, the holding deposit will be refunded. If the application is accepted and applicant chooses not to occupy the unit being held, applicant forfeits the holding deposit and no portion of it shall be refunded.

Signed _____
Applicant

Dated _____

I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy.

Signed _____
Landlord

Position

Dated _____





GRAN INC
Residential Qualification Criteria
February 2018



Valid Photo Identification will be required of all applicants.

*We currently are not accepting Comprehensive Reusable Tenant Screening Reports
Final recommendation will be dependent on all factors: rental, credit, employment & sex offender registry requirements (if applicable) combined.*

Rental History: 6 months valid, verifiable rental history

Valid rental history is a written lease or month-to-month agreement. If rental history is less than 6 months, then an increased deposit may be required. 1 late payment, NSF checks and/or noise complaints within the last 12 months may result in an increased deposit

Credit History: No established credit history required for residency

If derogatory credit history (excluding medical debt) is in excess of \$500 but less than \$3,000 then an increased deposit may be required. A discharged bankruptcy that is older than 24 months may qualify for an approval as long as there is no derogatory credit (medical debt will not be included as derogatory credit) after the discharge date.

Employment: 6 months with current employer or previous employment in same field of work.

If less than 6 months, then an increased deposit may be required. Employment and income from a source that will not exist at time of tenancy will not be considered

Income: Monthly gross income must be equal to at least 3 times the rental amount (only legal and verifiable income considered) *If less than 3 times but greater than 2 ½ the rental amount, then an increased deposit may be required.*

GROUNDS FOR DENIAL:

- Verified eviction showing on credit report or confirmed with landlord.
- Rental collection and / or judgment verified on credit report
- Balance owing to landlord
- Derogatory credit (excluding medical debt) in excess of \$2,999
- Open or non-discharged bankruptcy
- Foreclosed or past due mortgage
- Monthly income that is less than 2.5 times the rental amount.
- 2 or more late payments and/or NSF checks and/or Noise Complaints within the last 12- month rental period
- Unverifiable social security number, state driver's license or ID card
- Falsification of rental application
- Breaking lease agreement that will result in collection filing

Please be advised, a landlord (within the Seattle city limits) is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, except sex offender registry information which is the result of an adult criminal conviction.

We do not automatically deny applicants based on sex offender registry that is the result of an adult criminal conviction. Rather, consideration is based on the nature of the offense and time passed since the date of final disposition. Supplemental information can be provided to the landlord by the applicant, or produced on behalf of the applicant, with respect to the applicant's rehabilitation and/or good conduct. Supplemental information may include, but is not limited to: conviction information; certification of rehabilitation; written or oral statements by the applicant, past or present employer(s), current and prior landlord(s), members of the judiciary or law enforcement, parole officer, member of clergy, counselor or therapists, social workers or similar person(s).

* Month/Year this rental criterion took effect