

**RAINIER MANAGEMENT, LTD.**

**RESIDENT QUALIFYING CRITERIA**

One joint application is required for each married couple. Each additional occupant, over the age of 18, must complete a separate application.

**OCCUPANCY REQUIREMENTS:**

Efficiency – 1 person	2 bedroom – 4 persons
1 bedroom – 2 persons	3 bedroom – 4/5 persons

Children under the age of 6 months at the time of lease signing are exempt. When renewing an existing lease, if the child causes the family to exceed the occupancy standards, they need to move to a larger apartment, if available, or leave the community.

**EMPLOYMENT HISTORY:**

1. Applicants must have at least 6 months of continuous, verifiable employment.
2. Gross monthly income must be at least 3 ½ times the monthly rent.
3. Full time students may be allowed to have a Lease Guarantor. The guarantor's gross income must be at least 6 times the monthly rent and must meet all other qualifying criteria.
4. You must provide us with proof of current income: W-2, Paystubs, Employment Offer Letter, etc.

**RENTAL HISTORY:**

1. Applicants must have at least 6 months verifiable rental history.
2. Applicants will not be accepted with ANY derogatory rental history.
3. First time renters will be accepted if they meet all other qualifying criteria. (This decision is at the Manager's discretion.)

**CREDIT HISTORY:**

1. Applicants will not be accepted with collection accounts or previous bankruptcy.
2. Applicants with a "slow Pay" history may be considered if they meet all other qualifying criteria. (This is at the Manager's discretion.)
3. Applicants will not be accepted with an outstanding balance owed to major utility companies or outstanding housing debt.

**CRIMINAL HISTORY:**

1. Applicants will not be accepted with either a pending charge or a conviction of a felony.
2. Applicants will not be accepted with either a pending charge or a conviction of a misdemeanor that involves crimes of a violent or sexual nature, or crimes against a person or property.

RAINIER MANAGEMENT, LTD. does not discriminate on the basis of race, color, creed, religion, sex, national origin, disability, or family status.

X \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

X \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

