

RAINIER MANAGEMENT, LTD

RESIDENT QUALIFYING CRITERIA

We are delighted that you are interested in living at one of Rainier Management's apartment communities. In order to assist in your decision, we have listed the criteria for qualifying as a resident.

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	- 3 persons
1 bedroom	– 2 persons	3 bedroom	- 4 persons

Children under the age of 6 months, at the time of lease signing, are exempt. When renewing a lease, if the child causes the family to exceed the occupancy standards, you will need to (1) transfer to a larger apartment, if available, at current market rent, or (2) move-out of the apartment community.

EMPLOYMENT HISTORY:

1. Applicants must have at least 6 months continuous, verifiable employment.
2. Gross income must be at least three and one-half times the monthly rent.
3. Full time students may be allowed to have a Lease Guarantor. A guarantor's gross income must be at least 6 times the monthly rent and must meet all other qualifying criteria.

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 decision is at Manager's discretion.)

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.

I have read, understand and agree to the above criteria.

Applicant Date

Applicant Date

Applicant Date

Applicant Date