

**THE VINEYARDS APARTMENTS
RENTAL CRITERIA**

RENTAL HISTORY: *Minimum of 12 months verifiable rental history. (Living with a family member is not acceptable rental history.)*

CREDIT HISTORY: *At least four credit accounts established for 12 months in good standing.*

EMPLOYMENT: *Minimum of 12 months verifiable employment in the same field. Proof of employment will be required.*

INCOME: *Three times the monthly rental amount per household.*

Recommendation will be dependant on level of income, length of rental history and credit history. If you do not meet any of the above criteria an additional deposit or co-signer may be requested.

COSIGNER RENTAL CRITERIA:

A cosigner will be APPROVED if all the qualifications are met, if the cosigner does not meet all of the following criteria then the cosigner will not qualify.

RENTAL HISTORY: *Minimum of 12 months of valid and verifiable rental or mortgage history without any late payments.*

CREDIT HISTORY: *At least four accounts in good standing with no collection accounts.*

EMPLOYMENT: *Minimum of 12 months on the job or previous employment in the same field.*

INCOME: *Minimum of five times the rental amount of the unit in verifiable income.*

THE FOLLOWING ITEMS WILL BE CONSIDERED AUTOMATIC GROUNDS FOR DENIAL:

Falsification of Social Security Number or lack of a valid and verifiable Social Security Number.

Verified eviction showing on credit report or confirmed with former landlord.

Rental collection verified on credit report over \$2,000.00.

Balance owing to a former landlord.

Extreme negative and adverse rental history, documented complaints and/or damages, multiple late payments or 72 hour notice to pay or vacate with statement by landlord of "WOULD NOT RE-RENT".

Falsification of rental application, including non-disclosure of any criminal record.

Breaking lease agreement that will result in a collection filing

Verified name and date of birth match of criminal conviction and/or criminal charge with no disposition as follows:

Murder (All Counts)

Manslaughter (All Counts)

Assault (All Counts)

Robbery (All Counts)

Rape (All Counts)

Rape of a child (All Counts)

Child molestation (All Counts)

Embezzling (All Counts)

Forgery (All Counts)

Kidnapping (All Counts)

Theft (All Counts)

Burglary & Vehicle prowling (All Counts)

Malicious Mischief (All Counts)

Arson & Reckless Burning (All Counts)

Possession with intent to Deliver (All Counts)

Delivery or sale (All Counts)

Fraud (All Counts)

Any crime considered harmful to people/property!

Application Fee: \$38.00 per person

MANAGERS ✓ LIST-Visual proof of Driver's License or State I.D. Yes No I.D. Checked by: _____

	MANAGEMENT COMPANY	APARTMENT COMMUNITY	COMMUNITY CONTACT	COMMUNITY TELEPHONE #
CLIENT # _____	R.P. Apartments	The Vineyards		(360) 698-3044

CRIMINAL ONLY
 CREDIT ONLY
 CREDIT / CRIMINAL
 COMPREHENSIVE

Application Fee \$38.00 Per Person

APPLICATION TO RENT

APARTMENT # _____ MOVE-IN DATE _____ RENT \$ _____ LEASE _____
 1 Applicant
 Married Applicants
 Roommate
 Co-Signer
 Section 8
 Employment Check

APPLICANT'S (LEGAL) Last Name		First	Middle	Soc. Sec. #	Birthdate	Driver's License # and State		
SPOUSES (LEGAL) Last Name		First	Middle	Soc. Sec. #	Birthdate	Driver's License # and State		
Other persons to occupy rental property:	1	Full Name	RELATIONSHIP	DOB	3	Full Name	RELATIONSHIP	DOB
	2	Full Name	RELATIONSHIP	DOB	4	Full Name	RELATIONSHIP	DOB

Type and size of pets: (Keeping a pet requires a deposit and owner's consent)

RESIDENCE HISTORY

APPLICANT'S Present Address	City	State	Zip	From _____ To _____	Phone	Monthly Payment \$
Name of Present Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corporate Housing						<input type="checkbox"/> OWN <input type="checkbox"/> RENT
Landlord Daytime Phone: _____ Landlord Evening Phone: _____						
APPLICANT'S Previous Address	City	State	Zip	From _____ To _____	Phone	Monthly Payment \$
Name of Previous Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corporate Housing						<input type="checkbox"/> OWN <input type="checkbox"/> RENT
Landlord Daytime Phone: _____ Landlord Evening Phone: _____						
SPOUSE'S Previous Address	City	State	Zip	From _____ To _____	Phone	Monthly Payment \$
Name of Previous Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corporate Housing						<input type="checkbox"/> OWN <input type="checkbox"/> RENT
Landlord Daytime Phone: _____ Landlord Evening Phone: _____						

EMPLOYMENT HISTORY (if transferring give a local contact number)

APPLICANT Employed By	Monthly Salary \$	Supervisor's Name	How Long? _____ Yrs. _____ Mo's.
Address	City	State	Zip
Phone	Occupation/Department		
APPLICANT Previous Employment	Monthly Salary \$	Supervisor's Name	How Long? _____ Yrs. _____ Mo's.
Address	City	State	Zip
Phone	Occupation/Department		
SPOUSE Employed By	Monthly Salary \$	Supervisor's Name	How Long? _____ Yrs. _____ Mo's.
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 of \$ _____ per _____ Source _____

CREDIT & LOAN REFERENCES

Auto #1 (Make & Model)	License Plate	State	Car Payment made to	Address	Monthly Payment \$
Loans, Charge Accounts & Credit Cards owed to	Account #	Address	Total Debt \$	Monthly Payment \$	
Bank or Savings and Loan	Branch	Address	Checking Account #		
Bank or Savings and Loan	Branch	Address	Checking Account #		

IMPORTANT INFORMATION

Name of APPLICANT'S Nearest Relative	Relationship	Address	City	State	Zip	Phone () ()
Name of APPLICANT'S 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 EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? YES NO IF YES: CITY _____ STATE _____
 OFFENSE (S) _____
PLEASE LIST ALL OFFENSES INCLUDING TRAFFIC OFFENSES, OFFENSES INCURRED ABROAD IF NECESSARY.

ARE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT REQUIRED TO REGISTER AS A SEX OFFENDER? YES NO

HAVE YOU EVER BEEN ASKED TO VACATE BY CURRENT/PREVIOUS LANDLORD? YES NO
 IF YES: CITY _____ STATE _____ APT NAME _____

In compliance with the fair credit reporting laws, you are advised that a screening will be conducted regarding the information listed on this application and your character, general reputation and rental history. By signing this application, you authorize The Vineyards whose address is 7720 Vineyards Lane NE Bremerton, WA 98311, to obtain credit reports, rental and employment verification, bank information and character information as necessary. The Vineyards is authorized to release any information obtained during the screening process to landlord and landlord's agents. Applicant has the right to dispute the accuracy of information obtained during the screening process. If the application is denied because of credit, applicant may obtain a copy of the credit report from the credit reporting agency.

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

Non-Refundable Process Fee \$ _____ CHECK/ MONEY ORDER# _____

Applicant understands that he/she/they 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 returned.

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

Signed _____ Applicant Signed _____ Applicant Dated _____

Signed _____ Landlord Signed _____ Position Dated _____

