

RITA STREET LLC

RENTAL/LEASE POLICIES

The following policies are established to ensure that all prospective applicants for a property processed by Rita Street LLC will be treated equally.

Please read the following policies. If you feel you meet the guidelines for qualifying, we encourage you to submit an application. An application with missing or false information will not be considered.

APPLICANTS

- Applicants must view the interior of the property before submitting their application.
- Each person 18 years of age or older must complete and sign an application.
- **All persons who fill out an application are required to pay a \$35.00 non-refundable application fee per person.**
- If a co-signer is required, you will be charged an additional \$21.00 for the co-signer's credit check.

APPLICATION CRITERIA

CREDIT

- Rita Street LLC will obtain a credit report for each applicant 18 years of age or older. Reports supplied by applicants will not be accepted.
- Rita Street LLC will run a criminal background check.
- Discharged bankruptcies are acceptable.
- Applicants with less desirable credit may require a co-signer and/or a larger deposit.
- Applicants owing money to a property landlord or property management company will not be accepted.

INCOME

- Applicant's gross monthly income (collectively of roommates) must be at least three times the amount of the monthly rent. We must also be able to verify that you have been with your current employer for at least six (6) months.
- Self-employed applicants must provide two years' tax returns and three (3) months' bank statements.
- If you are relying on income from other sources such as Social Security, Welfare or Child Support, please provide documentation to verify this income.
- All forms of income must be verifiable.
- Applicants with insufficient income may require a co-signer and/or larger deposit.

RENTAL REFERENCES

- Current and previous Landlords will be contacted to verify timely rent payments and the condition of the property.
- If you don't have rental references, or if you have negative references, we may require a co-signer and/or larger deposit.
- If your references show money owing to property landlord or property management company, your application will not be accepted.

IF YOUR APPLICATION IS DENIED

- Your application may be denied because of lack of income, poor or insufficient credit report, missing information on application or negative references reported from employers or rental references. When a credit report is used in making the decision to deny an application, Section 615(a) of the Fair Credit Reporting Act requires us to tell you where we obtained that report. The reporting agency that supplied the report is: AccuSearch, PO Box 644, Ferndale, WA 98248; Phone: 877-646-4466