

# Resident Qualification Acknowledgment

In order to assist you with your decision on your new home, we are providing this list of the requirements we use to qualify applicants for residency in this community. Nothing contained in these requirements shall constitute a representation that all residents and occupants currently residing in our community have met or currently meet these guidelines. The types of information to be accessed: Identification, credit, public records, criminal and rental history, residency address information, employment and income verification. Additional verification may be required. Each person age 18 or older who will live in the apartment home must submit an application and satisfy these requirements. The criteria which may result in a denial (includes but is not limited to): Zero income or income lower than (2) times the rental rate, unsatisfactory credit, criminal, or rental history findings, exceeding the maximum number of occupants per apartment home, restricted pets, inability to meet conditional requirements of application results, providing misleading or inaccurate information, and adverse, subpar, or unverified information. In addition, applicants and occupants must meet all of the qualification requirements of the applicable affordable housing program(s) in place at this community. Subject to applicable laws, our requirements include, but are not limited to, the following criteria:

**IDENTIFICATION.** Applicants must present a valid government issued photo identification card for each person age 18 or older.

**INCOME.** Applicants must have verifiable income that meets or exceeds 2 times the resident-paid portion of the rent. Gross income for the household, including unearned income of minors and Adult Dependents, will be verified and combined to determine income eligibility. Annual household income cannot exceed the maximum allowable income as determined by affordable housing program guidelines in effect for this community. The minimum income required for Section 8 voucher or certificate holders must be at least 2 times the resident-paid portion of the rent or \$2,500 annually, whichever is greater.

**STUDENT STATUS.** If required by the affordable housing program, households with part-time and/or full-time student(s) must meet applicable program exceptions in order to be considered for residency.

**APPLICATION FEE.** An application fee will be charged and due at the time the completed application is submitted for review. This fee pays for the expense of the credit report and criminal background check.

**CREDIT HISTORY.** We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit, guarantor, or denial. Applicants are responsible for ensuring their credit history is accurate.

**COMPREHENSIVE REUSABLE TENANT SCREENING REPORTS.** This community does not accept comprehensive reusable tenant screening reports. Upon submission of the completed rental application and Resident Qualification Acknowledgment, a credit evaluation will be conducted using one of the consumer reporting agencies provided on this document.

**GUARANTORS.** If a guarantor is needed, he/she must meet the entire qualifying criteria as presented above. All guarantors must have a verifiable source of income in an amount not less than 5 times the rental rate.

**ADULT DEPENDENT.** If there is a person age 18 or older who will reside in the apartment home but who will not be executing the lease documents, that person will need to qualify as an "Adult Dependent." In order to qualify someone as an Adult Dependent, you must execute the Adult Dependent Certification, and the proposed Adult Dependent must be approved through our regular criminal background check process. The leaseholder(s) will be responsible for ensuring that the Adult Dependent complies with all community rules and requirements in the lease documents, but the Adult Dependent will not be financially obligated to pay rent or other amounts due under the lease documents.

**CRIMINAL HISTORY.** We obtain a criminal background check on each applicant who will reside in the apartment home. It is possible your application will be denied due to criminal convictions.

**OCCUPANCY.** The following occupancy standards apply based on two persons per bedroom, plus one per apartment home:

One Bedroom	Three Persons
One Bedroom with Den	Three Persons
Two Bedroom	Five Persons
Three Bedroom	Seven Persons
Four Bedroom	Nine Persons

**PETS.** The following breeds are restricted from this community. Additional pet and breed restrictions may apply at this community. If you have pets, please see your leasing representative for more information. These restrictions and deposit requirements do not apply to qualified assistance animals.

Pit Bull Terriers/Staffordshire Terriers	Rottweilers
Doberman Pinschers	Chows
Presa Canarios	Akitas
Alaskan Malamutes	Wolf-hybrids

**FAIR HOUSING STATEMENT.** Greystar is committed to compliance with all federal, state, and local fair housing laws. Greystar will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, or any other specific classes protected by applicable laws. Greystar will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expense.

**DATA AND COMMUNICATION.** You understand and accept that we may collect, retain, use, transfer, and disclose personal information, such as the first name, last name, email address, and phone number of you or your occupants in the unit. We may collect, retain, and use that information, or disclose that information to third parties to, among other things, (a) operate the Property; (b) provide services consistent with the Lease; (c) refer you to third parties that provide products or services that may be of interest to you or your occupants in the unit; (d) collect debts; and (e) conduct and analyze resident surveys. Please review the privacy policy of the owner's authorized agent at the time of residence for a discussion of the treatment of information during your lease. The current policy may be viewed at <https://www.greystar.com/privacy>.

By providing an email address or cell phone number, you consent to receive communications regarding marketing materials, promotional offers, and your application status via e-mail, voicemail, calls, text, and/or any other means. You acknowledge and agree that this authorization is made voluntarily.

The permissions and consents granted herein apply to the owner of the community and the owner's authorized agents/representatives, including its property manager, and will continue even after your lease expires, the owner of the community sells the community, or the property manager no longer manages the community.

**FALSIFICATION OF APPLICATION:** Any false statements or false information included in an application may result in denial of the application.

**ADDITION OF APPLICANT AFTER INITIAL APPLICATION.** The addition of an applicant after initial application for residency may affect eligibility under the affordable housing program. Please see a leasing representative for more information if an additional applicant needs to be considered for residency at any point after initial application.

**APPLICANT APPROVAL ACKNOWLEDGMENT.** Applicant acknowledges and agrees that the criteria referenced above will be considered in the qualification process. Applicants who do not meet the requirements referenced above will be declined or be subject to additional requirements, including, but not limited to, additional fees, deposits, rent or providing a guarantor.

**CITY OF TACOMA RESOURCES.** Information related to code enforcement for rental properties can be found on the City website at <http://www.cityoftacoma.org/rentalhousingcode>. Information related to voter registration can be found on the Secretary of State website at [www.sos.wa.gov/vote](http://www.sos.wa.gov/vote).

**CONSUMER REPORTING AGENCIES.** RealPage is the application screening provider for this community and retrieves public records and rental history records. Equifax is the credit bureau utilized for this community and retrieves credit reports.

RealPage, Inc	4000 International Parkway Carrollton, TX 75007	(866) 934-1124
Equifax	PO Box 105873 Atlanta, GA 30348	(800) 685-1111

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Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leasing Representative/Agent for Owner

\_\_\_\_\_  
Date