

# SpringNEasy, LLC

## Applicant Screening Criteria

By submitting a signed application, you acknowledge and agree to the following

- ✓ You acquire no right to property until completion of signed lease, evidence of renter's insurance, documentation that all appropriate utilities are in your name, and payment of all monies due
- ✓ False or misrepresented information is grounds for denial (or termination if found after rental agreement is signed)

### Application Criteria

- ✓ Two pieces of ID must be shown (a government issued photo id card and second ID as well)
- ✓ A **complete** application for each adult 18 years of age or older (if a line isn't filled in or omission isn't satisfactorily explained, we will return it to you).
- ✓ \$40.00 application fee with each completed application

### Rental History Criteria

- ✓ 0 evictions or unpaid judgements on record
  - ✓ Cosigner required if rental history is less than 2 years and/or if previous landlords were related by blood or marriage
- The following items can be considered a deniable factor:*
- More than 1 late rent payments in a 12-month period
  - Inaccuracy or falsification of the rental application
  - Broken lease agreements with previous landlords
  - Lack of positive references from all previous landlords

### Income Requirement Criteria

- ✓ Rental expense does NOT exceed 30% of applicant's gross income (*different than income being 3x rent due*)
- The following items can be considered a deniable factor:*
- Lack of proof of income
  - Falsification of income
  - Cannot meet income requirements
  - Final recommendation will also be dependent on income, rental and employment history

### Employment History Criteria

- ✓ Two years of employment with current employer (if less than 2 years, previous income sources must be verified). *Less than this may require a cosigner and/or an increased security deposit. Possible exceptions to the employment criteria include:*
- Retired or self-employed applicants will require most recent tax returns AND three months of bank statements to verify income
- Military personnel will be required to provide L.E.S. for proof of employment
- Final recommendation will also be dependent on income, rental and employment history

### Credit History Criteria

- ✓ Various factors from the credit report are used as screening criteria including the following:
- ✓ 625 or above credit score. A score below this may result in an increased deposit or cosigner requirement
- ✓ Payments past 60 days are not acceptable
- A bankruptcy discharge will result in an increased security deposit PLUS a co-signer.
- A paid collection or judgment will result in an increased security deposit PLUS a co-signer.
- Final recommendation will also be dependent on income, rental, and employment history.

*The following items can be considered a deniable factor:*

- Open collection(s), judgment(s), liens
- Unverifiable Social Security Number
- Open Bankruptcy

### Public Records Criteria

An eviction and criminal records search will be conducted as part of the screening process. Deniable factors include felonies, various misdemeanors and complaints, and all drug- and domestic violence charges.

**Cosigner Criteria** If a cosigner is required, the cosigner must meet all rental criteria.

**Additional Criteria** Additionally, this property has the following policies:

- ✓ Animals allowed on a case-by-case basis ONLY
- ✓ Smoking is NOT ALLOWED anywhere/anytime
- ✓ Occupancy is limited to two people per bedroom
- ✓ Applicant must have valid social security number
- ✓ Applicant is cooperative, polite, and respectful in all matters

# SpringNEasy, LLC

## Rental Application

Return application to **SpringNEasy, LLC 13110 NE 177<sup>th</sup> Place, Woodinville, WA 98072** Application Fee **\$40.00**  
Address Applying for \_\_\_\_\_ Desired Move-In Date \_\_\_\_\_

**Important Note to Applicants** Please fill this application out in full. **Incomplete applications** will be sent back to you to complete, causing a delay in the process and decreasing your chances of renting from us.

### Personal Information Please do not leave any blanks in this section.

First Name \_\_\_\_\_ MI. \_\_\_\_\_ Last Name \_\_\_\_\_  
Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_\_ Driver's License # \_\_\_\_\_  
Phone Number \_\_\_\_\_ Alternate Phone \_\_\_\_\_ Email \_\_\_\_\_  
Who else will be living with you? \_\_\_\_\_

### Rental History Please include all addresses you have lived at for the previous 5 years. Use additional paper if needed.

**Current Address** \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Move-in Date \_\_\_\_\_ Landlord's Name \_\_\_\_\_ Landlord's Phone \_\_\_\_\_  
Monthly Rent \_\_\_\_\_ Reason for Moving \_\_\_\_\_

**Previous Address** \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Move-in Date \_\_\_\_\_ Move-out Date \_\_\_\_\_ Landlord's Name \_\_\_\_\_  
Landlord's Phone \_\_\_\_\_ Monthly Rent \_\_\_\_\_ Reason for Moving \_\_\_\_\_

**Previous Address** \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Move-in Date \_\_\_\_\_ Move-out Date \_\_\_\_\_ Landlord's Name \_\_\_\_\_  
Landlord's Phone \_\_\_\_\_ Monthly Rent \_\_\_\_\_ Reason for Moving \_\_\_\_\_

### Employment Information Please include all sources of income. Use additional paper if needed. If self-employed, please supply tax returns for previous two years and two most recent banks statements.

Current Employer \_\_\_\_\_ Employer Phone Number \_\_\_\_\_  
Position/Title \_\_\_\_\_ Date Employment Began \_\_\_\_\_  
Supervisor Name/Title \_\_\_\_\_  
Employer Address \_\_\_\_\_

Source of Income (check):  Salary  Commission  Tips  Social Security  Hourly Wages  
 Gov't Assistance  Other: \_\_\_\_\_

Gross Income Per Month \_\_\_\_\_ Hire Date \_\_\_\_\_  
Other Sources of Income \_\_\_\_\_ Amount Per Month \_\_\_\_\_  
Explain \_\_\_\_\_

### Previous Employment Information Please include all sources of income. Use additional paper if needed.

Current Employer \_\_\_\_\_ Employer Phone Number \_\_\_\_\_  
Position/Title \_\_\_\_\_ Date Employment Began \_\_\_\_\_  
Supervisor Name/Title \_\_\_\_\_  
Employer Address \_\_\_\_\_

Source of Income (check):  Salary  Commission  Tips  Social Security  
 Gov't Assistance  Hourly Wages  Other: \_\_\_\_\_

Gross Income Per Month \_\_\_\_\_ Hire Date \_\_\_\_\_  
Other Sources of Income \_\_\_\_\_ Amount Per Month \_\_\_\_\_  
Explain \_\_\_\_\_

# SpringNEasy, LLC

## Rental Application, Continued...

### Questionnaire *Please answer all these questions truthfully.*

How long will you live here? \_\_\_\_\_ What animals do you have? \_\_\_\_\_

How many evictions have been filed upon you? \_\_\_\_\_ How many felonies do you have? \_\_\_\_\_

Have you ever broken a lease? \_\_\_\_\_ Do You Smoke? \_\_\_\_\_ How many vehicles do you own? \_\_\_\_\_

Is the total move-in amount available now? \_\_\_\_\_ When would you like to move in? \_\_\_\_\_

How did you hear about this home? \_\_\_\_\_

For what reasons could you not pay rent on time? \_\_\_\_\_

Do you have a  checking account? Balance: \_\_\_\_\_

a  savings account? Balance: \_\_\_\_\_

Emergency Contact -Name \_\_\_\_\_ Phone \_\_\_\_\_

Relationship \_\_\_\_\_

\*Why should we rent to you? \_\_\_\_\_

**Additional Information** This is optional space for additional information, comments, or explanation.

Please read carefully and sign and date below if you agree. Applicant certifies that the information contained in this application is true and correct. Applicant understands that false or misleading information is grounds for immediate disqualification. Applicant shall pay to the Landlord a **nonrefundable fee** to accompany this application to cover the Landlord's administrative costs and expense to verify the information submitted by the Applicant.

### Authorization

Applicant authorizes the Landlord or Landlord's representatives to make any inquires deemed necessary to verify Applicant is the most qualified based on the below stated qualification standards. This verification includes, but is not limited to, direct contact with Applicant's employers, current landlord, previous landlords, friends, personal and professional references, law enforcement agencies, government agencies, consumer reporting agencies, public records, eviction records, and any other sources of information which the Landlord or Landlord's representative may deem necessary. Applicant verifies that the Landlord and Landlord's representatives shall not be held liable for damages of any kind that result from the verification of the information provided. This authorization shall extend through Applicant's tenancy to ensure continued compliance to the terms of tenancy or to recover any financial obligations relating to Applicant's tenancy, and beyond the expiration of Applicant's tenancy for recovery of any financial obligations, or for any other acceptable purpose. Should the Applicant be denied or face other adverse action based on information received in a consumer report, the Applicant has a right to obtain a free copy of the consumer report, and to dispute the accuracy of the information it contains by contacting the Consumer Reporting Agency: These reports are being processed by Fidelis Screening Solutions, LLC, 4534 Clinton St. Ste. 2, West Seneca, NY 14224. A summary of your rights under the Fair Credit Reporting Act is available by visiting (Para informacion en espanol, visite o escriba): <http://www.consumerfinance.gov/learnmore> or writing Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552

**Applicant authorizes release of all information to Landlord and agrees that the information provided in this rental application is true and correct. This authorization extends beyond the end of Applicant's tenancy.**

**Applicant** \_\_\_\_\_ **Date** \_\_\_\_\_