

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 provided (a front/back copy of 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).
- ✓ Each adult applicant (18+) must complete screening through SpringNEasy, LLC's designated screening service prior to final approval.

Rental History Criteria

- ✓ 0 evictions or unpaid judgements on record (*Eviction filings that occurred during or within 6 months of a declared civil emergency will not be considered as a deniable factor per Washington State law*)
- ✓ 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 deniable factors:

- One+ late rent payment in a 12-month period
- Inaccuracy / falsification on rental application
- Previous broken lease agreements
- Lack of positive references from all previous landlords

Income Requirement Criteria

- ✓ Gross income exceeds 3x the monthly rental expense
(*monthly amount of voucher/subsidy is subtracted first if receiving assistance per RCW 59.18.255(3).*)

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 may require a cosigner and/or increased security deposit. Possible exceptions include:

- Retired/self-employed applicants will require most recent tax returns AND three months of bank statements
- 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

Requested Property

Printed Name

Applicant Signature / Date

SpringNEasy, LLC

Credit History Criteria

- ✓ Various factors from the credit report are used as screening criteria including the following:
- ✓ 630 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, paid collection, or judgement will result in 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 additional deniable factors:

- Open collection(s), judgment(s), liens
 - Open Bankruptcy
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Public Records Criteria Criminal convictions will be evaluated on a case-by-case basis, considering the nature, severity, and recency of the offense per RCW 59.18.257 and HUD guidance. Arrest records without conviction will not be used as a basis for denial. Registered sex offenses may be considered independently.

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

Additional Criteria Additionally, this property has the following policies:

- ✓ Animals allowed on a case-by-case basis
- ✓ Smoking is NOT ALLOWED on the property
- ✓ Occupancy is limited to two people per bedroom
- ✓ All interaction with management, owners, vendors, employees, & other tenants must be truthful, respectful, kind.

Adverse Action Notice Process If your application is denied or results in adverse action **based on the credit and/or background check**, you will receive a written Adverse Action Notice stating the reason(s), the consumer reporting agency used, and your right to dispute the report.

Required Disclosure

Screening is completed by RentPrep (1821 Como Park Blvd, Lancaster, NY 14086 / 1 (888) 877-8501). If your application is denied or any adverse action is taken based in whole or in part on information contained in a consumer report, you have the right to receive a free copy of that report. To request your free copy, contact the consumer reporting agency listed on the Adverse Action Notice you will receive. You also have the right to dispute any information in the report that you believe is inaccurate or incomplete by contacting the agency directly. If you believe any information in your consumer report is inaccurate, incomplete, or outdated, you have the right to dispute it directly with the consumer reporting agency that issued the report. The agency is required by law to investigate your dispute, correct any verified errors, and notify you of the outcome — at no cost to you. You may also request that we reconsider your application once any errors have been corrected.

(d) SpringNEasy, LLC **does not** accept a Portable Tenant Screening Report (PTSR) in place of a new screening fee. A PTSR is a reusable background / credit report that you may have already obtained / paid for when applying to other rentals.

Requested Property

Printed Name

Applicant Signature / Date

SpringNEasy, LLC

PROSPECTIVE TENANT Rating Scale

1) RENT		
a. Rent amount 30% of monthly income	(2 pt.)	_____
b. Rent amount 25% of monthly income	(3 pt.)	_____
c. Rent amount 20% of monthly income	(5 pt.)	_____
2) Has app. fee, security dep + rent up front	(2 pt.)	_____
3) Pays current landlord promptly each month	(2 pt.)	_____
4) Paid previous landlord promptly each month	(2 pt.)	_____
5) Can pay rent thru ACH	(2 pt.)	_____
6) CREDIT		
a. Credit rating over 700	(5 pt.)	_____
b. Credit rating between 650-675	(4 pt.)	_____
c. Credit rating between 625-650	(3 pt.)	_____
d. Credit rating between 600-625	(1 pt.)	_____
7) Has a checking account	(1 pt.)	_____
8) Has a savings account	(1 pt.)	_____
9) Can provide a co-signer	(2 pt.)	_____
10) No judgments, collections, liens	(5 pt.)	_____
11) INCOME STABILITY (<i>job or verifiable non-employment income (SS, pension, disability, veterans)</i>)		
a. More than 1 year	(1 pt.)	_____
b. More than 2 years	(2 pt.)	_____
c. More than 4 years	(3 pt.)	_____
12) CURRENT RESIDENCE		
a. More than 2 years at current residence	(1 pt.)	_____
b. More than 4 years at current residence	(2 pt.)	_____
c. More than 6 years at current residence	(3 pt.)	_____
OTHER		
13) Filled out application completely	(1 pt.)	_____
14) Application had no misrepresentations	(1 pt.)	_____
15) Positive response from ALL previous landlords	(2 pt.)	_____
16) Positive response from current landlord	(2 pt.)	_____
17) Positive response from current employer	(2 pt.)	_____
18) Not filed bankruptcy in last ten years	(3 pt.)	_____
19) Car has current car insurance policy	(1 pt.)	_____
20) Has renters' insurance	(1 pt.)	_____

TOTAL POINTS: _____

DENY	0-24
POTENTIAL ACCEPT	Above 25
ACCEPTABLE	35+

Applicant Signature

Applicant Printed Name

Date

A score below 25 reflects unmet screening criteria. Denials based on credit/background reports will include a written Adverse Action Notice.