

RESIDENT ACCEPTANCE POLICY FOR
EVERGREEN RESIDENTIAL MANAGEMENT, INC.

SCORING: Each applicant's screening report shall be reviewed for three types of adverse information: NEGATIVES, TERMINALS and REQUIREMENTS. If THREE or more NEGATIVE items are found in a report, with no extenuating circumstances (example: temporary loss of job, medical reasons, family emergencies, etc.) the applicant will be denied.

Print Application, Fill in the blanks, and **Mail To:**

Evergreen Residential Management, Inc.
1909 70th Avenue West S.W.
University Place, WA 98466

Or **Fax To:** (253) 589-2673 Local Telephone: (253) 589-2413

NEGATIVES: The following items shall be considered negative items:

- _____ Any two credit accounts that have been rated R2 (30-59 days late) in the last seven years.
- _____ Any credit account that has been rated R5 (120+ days late) in the last seven years.
- _____ Any two credit account charge off, discharged Chapter 13 Bankruptcy, vehicle repossession, lien or any unpaid civil judgment in the last seven years.
- _____ Any rental reference that includes more than 1 late payment or shows more than 1 NSF check.
- _____ Any instance of unauthorized pets or persons occupying a unit rented to the applicant.
- _____ Any instance of improper or lack of Intent to Vacate notice and/or lease broken by the applicant.
- _____ Any employment situation that is temporary in nature.

TERMINALS: The following items shall be considered terminal and sufficient to decline application:

- _____ Any OPEN bankruptcy.
 - _____ Any unpaid rental collection, negative rental OR incomplete reference.
 - _____ Any eviction or Unlawful Detainer action and/or any current 3-day or 10-day notice.
 - _____ Any income level or combined income level in the case of co-applicants, which does not meet the income requirements.
 - _____ Any arrest or conviction or the selling of drugs or possession of drugs with intent to sell, or any arrest or conviction for contributing to the delinquency of a minor.
 - _____ Any registered or unregistered sex offender, any arrest for sex offense.
 - _____ Any history of disruptive, malicious, violent behavior, or domestic violence.
 - _____ Any false or misleading information provided by the applicant on the written application or omission of a material fact.
 - _____ A total of \$400.00 or more in unpaid collections in the last 7 years.
 - _____ Any criminal conviction, which involves, theft, burglary, robbery, serious offense, or a crime of violence as defined in RCW9.41.010
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REQUIREMENTS: (EXCEPT IN SOME MILITARY CASES) 12 MONTHS OF VERIFIABLE RENTAL HISTORY THROUGH THE LEGAL OWNER OR PROPERTY MANAGEMENT FIRM OF THE RENTED PROPERTY. FAILURE TO PROVIDE RENTAL HISTORY WILL RESULT IN A TERMINAL.

Circle Appropriate Response:

ACCEPT DECLINE CONDITIONAL APPROVAL WITH
FURTHER DOCUMENTATION

Printed Name _____

Signature _____