

Acres Estates
 13401 NE 28th Street #16
 Vancouver, WA 98682
 (360)892-1960

SCREENING POLICY & CRITERIA

To All Applicants:

Thank you for your interest in becoming a resident at Acres Estates. **Acres Estates does not accept reusable screening reports.** A complete packet of information contains copies of the Rental Agreement, Rules and Regulations, RV Storage Agreement (if applicable) and Pet Agreement (if applicable). We strive to enforce strict resident acceptance policies consistent with the requirements of each community. We provide equal housing opportunity to all persons and comply with all fair housing laws. Reasonable Accommodations are provided, upon request, to applicants with disabilities. In order for you to become a resident of a Community, you must provide certain information and meet the following criteria:

1. Prospective occupants who are at least 18 years of age or emancipated minors must completely fill out and sign a rental application/authorization for a consumer report and criminal background check. All information on the application must be correct and legible. All applicants must qualify individually for residency. If you refuse to fill out any part of the application, refuse to authorize us to run the necessary reports or provide any incomplete, inaccurate, or fraudulent information or references, we will deny your application.
2. Applicants must provide two (2) pieces of identification, one with each applicant's photo from a government office (e.g., Driver's License, State ID Card, Passport) and each applicant's Social Security Card or proof of a Tax ID number.
3. Criminal history will be accessed and considered with your application. Applicants are required to authorize and pay for an out-of-state criminal background check(s) if they have lived outside the state in which they are applying for residency within the last five years. There is an additional non-refundable charge of \$15.00 per applicant, per state, for this additional screening. Criminal history, which may include charges, convictions, misdemeanors and/or felonies, may result in denial of your application.
4. Applicants must be gainfully employed for (twelve) 12 months or longer with current employer or have verifiable and continuous periodic income from other sources, such as retirement, social security and/or disability. Applicants must provide documentation of all sources of income that are to be considered. Only income that can be verified will be considered with your application.
5. Credit report(s) will be accessed and considered with your application. Your application may be denied if you are unable to demonstrate fiscal responsibility or if you have charge-offs, unpaid debt, a pattern of delinquent payments, judgments, collections, bankruptcy, foreclosure, a high debt: income ratio and/or lack of credit history.
6. Rental history will be accessed and considered with your application. Applicants must provide the most recent 5 (five) years of occupancy history and be able to demonstrate a pattern of meeting their rental obligations, leaving prior properties in good condition and not having a pattern of complaints from neighbors. Applicants with eviction(s) will not be accepted.
7. Any individual who is a current illegal substance abuser, or has been convicted of the illegal manufacture or distribution of a controlled substance will be denied residency.
8. Any individual or pet/animal whose residency would constitute a direct threat to the health or safety of other individuals or whose residency would result in substantial physical damage to the property will be denied residency.
9. If pets are permitted, they must meet the requirements of state and local laws, ordinances, and the Community in regard to number, size, and breed (see Community rules and regulations). The definition of pets is domestic dogs and/or cats. The Community does not allow full or mixed breeds of exotic and/or wild animals, livestock, farm animals and certain breeds of dogs including, but not limited to: Akita, Blue Heeler, Chow, Doberman, German Shepherd, Pitbull, Staffordshire Bull Terrier, American Staffordshire Terrier, Rottweiler, Presa Canarios, and Wolf-hybrid.
10. Vehicles must meet community requirements regarding number, size, type and condition.
11. Occupancy may not exceed two (2) persons per bedroom, plus one (1) additional person per household.
12. Sub-leasing, including renting bedrooms in the home, and rentals are not allowed. Other people may be allowed to live with you if approved in writing by management.
13. Current laws permit the landlord to deny residency on the basis of, but not limited to: pets; vehicles; number of occupants; credit history; character references; criminal records; tenant history of eviction or property damage; rental history; unverifiable or insufficient income (excessive debt); or incorrect, incomplete, or unverifiable application information. Our policy complies with these laws.
14. If purchasing a home, all unpaid monies due for the home which applicant desires to purchase must be paid in full (whether by seller, buyer or other) before any application may be approved.

If your application is denied, we are required to provide you with a written notice of adverse action that states the reason(s) for taking adverse action (RCW 59.18.257). You have the right to dispute the accuracy of the information in the tenant screening report. You have the right to a free copy of your tenant screening report. To dispute the accuracy of your tenant screening report or to request a free copy of your tenant screening report, please submit your request in writing with a copy of your photo identification to:

CoreLogic SafeRent, LLC, Attention: Consumer Relations, 7300 Westmore Road, Suite 3, Rockville, Maryland 20850-5223

A minimum non-refundable fee of \$40.00 must be paid by check or money order to begin processing each applicant. You will be notified as soon as possible regarding your application approval or denial. Rental Applications, once approved, are open for a period of forty five (45) days; a Rental/Lease Agreement must be executed within that time, or approval will be withdrawn. If you choose to submit a new application, new application fees will also be due. If you have any questions on policies regarding qualifying as a resident in a Community, please address them with the Community Manager.

	Consumer Report	Out-of-State Criminal Background Check Required for residents living outside state of intended residency in the last 5 years
Each Applicant	\$40.00	\$15.00 per state

Thank you – Community Management

Applicant(s) have read and received a copy of this Screening Policy & Criteria.

Applicant

Date

Applicant

Date

