

Rental Application Packet



Professionally Yours,

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Authorization

I/We do hereby authorize Homes on Tour dba Olympic Rental Management and NWIS Tenant Screening, their staff and other authorized representatives to contact and employers, financial institutions, agencies, local police departments, offices, groups or other organizations to obtain and verify any information or materials which are deemed necessary to determine my eligibility for housing.

Applicant 1 Signature

Date

Applicant 2 Signature

Date



Olympic Rental Management

Criminal Criteria

The following shall be grounds for denial of the Rental Application and Eviction:

- 1) A conviction, guilty plea or no-contest plea ever for: any criminal or other activity involving serious injury, kidnapping, death, arson, rape sex crimes and/or child sex crimes, extensive property damage, drug related offences, Class A/Felony Burglary or Class A/Felony Robbery; or
- 2) A conviction, guilty plea or no-contest plea where the disposition, release or parole have occurred within the last seven years for any other criminal felony charges; or
- 3) A conviction, guilty plea or no-contest plea where the disposition, release or parole have occurred within the last seven years for: any misdemeanor or gross misdemeanor involving assault, intimidation, sex related, drug related, property damage, weapons charges, or other criminal charges.
- 4) A conviction, guilty plea or no-contest pleas, where the disposition, release or parole have occurred within the last three years for: any B or C misdemeanor in the above categories or those involving criminal trespass, ID theft, dishonesty, or prostitution.

Pending charges or outstanding warrants for any of the above will result in a suspension of the application process until the charges are resolved. Upon resolution, if an appropriate unit is still available, the processing of the application will be completed. No unit will be held awaiting resolution of the pending charges.



Olympic Rental Management Criminal Criteria Addendum

I/We _____ have read and understand Olympic Rental Management's Criminal Criteria on this _____ day of _____, 20____.

By signing this I am in complete understanding the Olympic Rental Management may, at its discretion, terminate my lease if at any future date it has been determined that I have violated the Criminal Criteria, intentionally or unintentionally.

Applicant 1 Signature

Date

Applicant 2 Signature

Date



Olympic Rental Management

Resident Search Criteria

Olympic Rental Management provides an equal housing opportunity. We do not discriminate in violation of the law or on the basis of any legally protected status. Any information provided that is incomplete, inaccurate or falsified shall be grounds for the denial of this application or subsequent termination of tenancy upon determination of such falsified information.

Rent/Income Ratio

- ❖ Income shall be 2 to 3 times the rent. (each property has their own specific requirement).
- ❖ Co-Signer income shall be five (5) times the rent.

Landlord References

- ❖ All current and previous landlord references will be verified for at least six (6) months. We require at least two (2) landlord references, unless otherwise not applicable.
- ❖ For "Affordable Housing" properties, there must be two (2) years of rental history.
- ❖ Failure to provide correct and verifiable references may result in the denial of the application.

Credit and Criminal

- ❖ A credit check through a Major and National Credit Reporting Firm will be ran.
- ❖ Collections: Medical and utility will NOT be counted against the applicant.
- ❖ Housing Civil Judgements and Collections: Will result in automatic denial.
- ❖ All other Civil Judgements and Collections will be totaled up and graded.
- ❖ History of Eviction will result in automatic denial.
- ❖ Any criminal conviction that is listed on the Criminal Criteria is grounds for automatic denial of the application. Please read over the "Criminal Criteria" carefully.
- ❖ After reading the criminal criteria, the "Criminal Criteria Addendum" must be filled out and signed.

Verification of income shall be made by:

- ❖ Employment verification and/or check stubs.
- ❖ Proof of self employment shall be made by tax statement.
- ❖ Non-employment requires verification (i.e social security or retirement income etc.)
- ❖ For "Affordable Housing" properties, all verifications of income will vary upon each property and each Applicant's specific situation.

Occupancy Standards:

- ❖ All applicants must be 18 years of age or older, unless they are "Emancipated" or are "Legally Married". In these cases we will need the emancipated documents or a Marriage Certificate.
- ❖ Max of two (2) persons/bedroom, regardless of age, gender, marital status, or familial status.

