

Rental Requirements

- Positive picture ID is required for all rental showings and rental applications.
- Applications must be **filled out completely** and **signed** by all applicants (including Screening Notice).
- Application fees must be paid prior to processing of rental application.
- Co-signers must pay a \$10.00 application fee prior to processing of rental application & sign cosigner agreement.
- Applicants must be at least eighteen (18) years old to enter into a lease agreement.

Rental Requirements:

- Two years verifiable residence history from a third party landlord is required or a cosigner may be required.
- Two (2) or more NSF checks in past two years will result in denial.
- Two (2) or more three-day notices (pay rent or vacate) in the past year from past landlord will result in denial.
- Rental history reflecting any unpaid/past due rent or damage balances due to past landlord or management will result in application denial.
- Any past unlawful detainer action or eviction will result in denial.
- Any rental history upon which previous landlord or management refuses to re-rent to applicant will result in denial.
- Rental history reflecting property damages, not paid for, will result in denial.
- Rental history reflecting pet violations will result in denial.

Income Guidelines:

- Monthly income must equal approximately three (3) times monthly rent.
- If the monthly income does not equal approximately three times the monthly rent an additional one months prepaid rent, qualified co-signer, or an increase security deposit may be required.
- Co-signers income should equal four (3) times the monthly rent.
- Unemployed individual(s) applications will need to provide some form of verifiable income source.
- Tax returns, bank statements, paychecks, or employer confirmation are acceptable income verifiers.
- Non-married roommates & cosigner are jointly and severable (individually) liable for all rents due on rental unit.

Credit Requirements:

- A credit score of 600 or above is required.
- A credit report that is insufficient to score may result in denial or require a cosigner.
- Outstanding bad debt(s) being reported on credit history report may result in denial; require an additional month(s) pre paid rent, a cosigner or an increase security deposit.
- Collections on credit report may result in denial; require an additional month(s) pre paid rent or a cosigner.
- Non-discharged bankruptcy(s) on credit report will result in denial.
- Discharged bankruptcy(s) on credit report may result in denial, an additional month(s) pre paid rent, a cosigner or an increase security deposit.

Typical Reasons for Application Denials

- Registered sexual predators or offenders.
- Any felony offense within the last 10 years.
- Any criminal offense of physical or violent nature against people or property.
- Collection efforts filed by past landlord or property management companies.
- Any past unlawful detainer action or eviction.
- Incomplete or unverifiable information on rental application.
- Discrepancies between rental application and verified information.
- Any rental history upon which previous landlord or management refuses to re-rent to applicant(s) will result in denial.

Please make out all application fees checks payable to Graf Investments, Inc.

Graf Investments, Inc.
410 S. 1st St. Selah, WA 98942
For questions please contact our office M-F 8am-5:30pm
509.697.4874

GRAF INVESTMENTS/CWP APPLICANT SCREENING NOTICE

Please list the full name of all persons to reside in unit:

	Birth date: _____
	Birth date: _____
	Birth date: _____
	Birth date: _____
	Birth date: _____
	Birth date: _____

SCREENING/CREDIT REPORTING AGENCY:

Name: Equifax
Address: P.O. Box 740241, Atlanta, GA 30374 Phone: 1-800-685-1111

You are being charged \$40.00 for screening your application.

Screening your application includes calling your former landlord, present landlord, employer(s), financial institutions, credit reporting agencies and court searches. By signing the application for tenancy, you have authorized these individuals and/or agencies to release information to us so that we may evaluate the application.

We use the above named agency to provide credit reports, public records search and other information with regard to you and your application. If we deny you tenancy based on information provided by the above named agency, you have the right to contact the agency by telephone (listed above) to determine and/or dispute the information they may have provided (they may require you to appear in person).

If you seek to review your credit reports or other such information, you should contact the agency directly.

Your signature below acknowledges that you have received a copy of this notice.

Applicant: _____ Date: _____

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Landlord/Agent: _____ Date: _____