



RENTAL REQUIREMENT AND CRITERIA

Acer NW, Inc. has approximately two business days to review my/our past rental history, credit references, employment, and any other factors which will determine if I/we qualify to rent this home. A non-refundable application fee of \$30 is required per adult (18 and older) who will be living in the unit to process the application. Acer NW, Inc. does not accept the comprehensive reusable tenant screening report. The Rental Application that I/we have completed will be used as part of the screening process and will be included in the lease. I/We understand that Acer NW, Inc. complies with all equal opportunity laws and regulations. It considers:

1. Financial ability, such as verifiable sources of income of approximately a 3:1 income to rent ratio
2. Employment history
3. History of timely rent payments
4. Rental history and reputation for taking care of property
5. History of getting along with neighbors and landlords
6. Prior eviction, illegal and/or drug activities, and/or criminal records on a case-by-case basis
7. Prompt notification of defects in housing

If I/we are turned down for credit history reasons, I can contact Moco- Inc. Reporting Agency at 206-505-8213 or AppFolio at 1-866-356-3630 to review my/our credit files. I/we give Acer NW, Inc. permission to contact current and/or previous landlords or property managers and employers for verifications and references.

I/We understand that if I/we are self-employed, have not rented before, or am/are newly employed a last month's rent might be required. I/ we understand that verifiable and consistent employment of at least 6 months is required, if retired 3 months bank statements will be required, and self-employed must provide bank statements and 2 years tax statements as part of the screening process.

I/ We understand if a conviction of a felony, drug related charge, sexual offence, or disorderly conduct is listed on a background check, my/our application could affect acceptance for residency. Drug convictions for manufacturing and/or distribution will be denied for rental.

If there are applications submitted by multiple rental parties, the first qualified full application who meets all the screening criteria will be offered the rental. I/We understand that I/we could be declined to rent if all adult members of the rental party are not present for the showing of the home. Once I/we am/are notified that my/our application is accepted, the holding fee will/must be deposited into the Acer NW, Inc. Trust Account within 24-hours and become my/our security deposit on the lease which I/we will sign. If I/we fail to sign the lease prior to the starting date on the lease, **I/WE WILL FORFEIT THE HOLDING FEE** to compensate the owner for taking the home off the market. I/we understand that we have no rights or interest to the home until I/we have been accepted by Acer NW, Inc., and my/our holding fee is deposited into the Acer NW, Inc. Trust account. Upon acceptance (by Owner) and mutual agreement of a specific move-in-date, if I/we fail(s) to take possession ("move-in") by the agreed upon date, I/we will forfeit the holding fee in full and all rights to rent the home unless re-negotiated and accepted by Owner. I/We understand that the property will then be re-listed for rent.

In compliance with state and federal consumer reporting law, you are hereby advised that a screening will be conducted regarding the information contained in your application. The report may contain information regarding your credit-worthiness, character, general reputation, personal characteristics, and mode of living. By signing this form you authorize Acer NW, Inc. to conduct the screening and to release information obtained to landlord and landlord's agents. If the application is denied or approved conditionally based upon information contained in the report, you can request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.