



Lease Easy for \$60 a Month

Spend more time enjoying your home and your worry-free lifestyle with Lease Easy Services. These great Invitation Homes services come standard in your lease for only \$60 in addition to your monthly rent:



Smart Home

Manage your tech-friendly home from anywhere – with keyless access and temperature control.



Air Filter Delivery

The right air filters for your home delivered right when you need them.



Utility Management

Water, sewer, and trash will be added to your monthly account ledger to pay online with your rent, with no initial utility deposits.

Extra services for your lifestyle

Pets

Your pets are invited to lease, too! Up to three pets are welcome with a pet deposit or fee (dependent on local law) charged per pet.

Pool Service

If you chose a house with a pool, swim easy. We'll handle year-round pool maintenance with regular visits for a monthly fee.

Note: Standard services are required for about \$60 for most leases and will be billed monthly as separate items on your account ledger with your rent. Fees may vary by location. Smart Home is available in homes with Smart Home features. Air Filter Delivery available in homes with an HVAC system. Utilities Management (Conserve) for a monthly fee, plus your monthly utility usage in participating homes. Sales tax will be added in Arizona.

More about our Lease Easy services

Smart Home

Live in a tech friendly home, designed to make home management easy. Stay in control and in the know with our innovative Smart Home services.



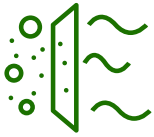
More Comfortable - Control your thermostat with ease.

More Connected - Get notifications, wherever you are.

More Secure - Lock and unlock doors remotely.

Air Filter Delivery

The right air filters for your home delivered right when you need them. Air Filter Delivery will automatically ship high-quality pop filters to your doorstep. All you have to do is pop them in.



Save Money - These high-quality filters can reduce the energy usage of your HVAC system by up to 15%.

Live Healthier - The flex-lock design blocks harmful toxins and allergens like pollen, dust mites, mold, and bacteria.

Eliminate Guesswork - Get all the air filters your home needs delivered when it's time to change them - every three months.

Utility Management

This service will manage water, sewer and trash on your behalf.



Convenient and Easy - No need to turn on these utilities or transfer them into your name. Water, sewer and trash will remain in Invitation Homes' name throughout your lease.

Stress-free - Charges for water, sewer and trash will appear on your resident ledger. You will make one payment monthly that includes all rental and utility fees.



The Invitation Homes Difference

Invitation Homes is the nation's leader in home leasing with professionally managed and updated homes in desirable neighborhoods. We believe a home is only as good as the lives lived and the memories created within it. That's why our homes are move-in ready with updated amenities, smart home features, and ProCare service, so you can experience the best home leasing has to offer.



Lease Friendlier

At Invitation Homes, we strive to serve you with genuine care. And we look forward to helping you lease friendlier for years to come, which is why we're:

- Pet Friendly
- Good School Friendly
- Smart Home Friendly
- Proactive Maintenance Friendly
- Curb Appeal Friendly
- Worry-Free Leasing Friendly

For a home you can be proud of and a company you can count on, lease with Invitation Homes.

A home that's nicer. A process that's easier.
A company that's friendlier.

ProCare Service

ProCare means proactive service provided regularly to keep your home in excellent condition, always provided with genuine care.



- Complete home inspection before move-in
- Recurring visits including move-in orientation
- 24/7 emergency maintenance
- Submit requests easily with our app

Lease Easy Services

Spend more time enjoying your home and your worry-free lifestyle with Lease Easy Services.



Air Filter Delivery

Air Filter Delivery will automatically ship high-quality air filters to your doorstep.



Smart Home

Live in a tech friendly home, designed to make home management easy.



Utility Management

Water, sewer, and trash will be added to your monthly account ledger to pay online with your rent, with no initial utility deposits.

Lease Easy standard services are required in leases as additional monthly fees above the rental price, billed as separate items, totaling in about \$60 for most leases. Not all services are available in every home.

Your Dream Home Just A Click Away

InvitationHomes.com is made for your convenience and offers personalized features so you can keep track of the homes you want. Finding your new home is easier than ever!

A Personalized Search Experience

- Save your favorite homes
- Schedule self-tours
- Receive updates on price and availability

Website Features

- Find exclusive homes 15 days before available anywhere else
- Search with enhanced functionality
- Explore neighborhood details and maps
- View GreatSchools.org ratings
- Tour homes online with our 360 Virtual Tour and floorplans

Visit our How To Apply page to learn more about applying to your favorite home.

Know if the Home is Ready

Apply Now: when a home is “move-in ready.” Once your application is approved, move into your new home within 14 days

Pre-Apply: when a home is “coming soon” and not quite ready for you to move in yet. By pre-applying, we'll hold the home for a fee until it's ready for you.



Next Steps

You're invited to:

1. **Search** for your perfect home online at invitationhomes.com
2. **Qualify** and review our leasing requirements
3. **Apply** for your home

To contact us visit:

invitationhomes.com/contact

Connect with Us



@invitationhomes



@invitationhomesweb



@invitationhomes



invitationhomes™

You're Invited to Lease



Welcome to your
Invitation Home.



invitationhomes™



Dear Resident,

We're delighted you've chosen to make one of our houses your home. A place to raise your family and the space, privacy, and sense of community that comes with it. We offer high-quality homes for lease in desirable neighborhoods across America. And our homes are all backed by our professional property management teams, providing exceptional resident services.

At Invitation Homes, we are always striving to bring you the best in order to provide you the convenient and carefree living that leasing with Invitation Homes offers. Throughout this brochure, we will guide you through leasing your new home and let you know what you can expect from Invitation Homes.

Together with you, we make a house a home. And we look forward to seeing you in your home for many years to come.





Inviting You to Save

To start, we'd like to introduce you to your Resident Rewards program – special discounts on big-ticket and everyday items from retailers such as Walmart, Macy's, Target, The Home Depot, Gap, Nike, Dell, and HP.

To see your rewards, simply log in using your Invitation Homes Resident Rewards Welcome Email with the activation button or go to ihresidentrewards.corporateperks.com. For more information, please visit ihresidentrewards.corporateperks.com/help.

Setting Up Your Online Account

From paying your rent to maintenance requests, your online account makes leasing easy.

1. Visit invitationhomes.com. If you applied online, you have a “resident” account using your current login and password. If you did not apply online, select “Click here to register.”
2. Complete the required fields for registration. A registration code is required and can be obtained from your local property management office.
3. Upon completion, you will receive a confirmation email. Activate your account by clicking the link provided in the message. If you do not receive this email within 10 minutes of registering, please check your spam/junk folder.
4. Welcome to your resident portal.

Making Payments Online

Log in to your portal account and select “Payments.” If this is your first payment:

1. You will need to set up your account by selecting “Payment Accounts.”
2. Choose to add a credit card and/or bank account.
 - a. To add a bank account, enter your account name, routing number (9 digits), account number (3-17 digits), and account type.
 - b. To add a credit or debit card, simply enter your card and billing information.

Scheduling Payments

1. Select the “Make Payments” tab and follow the instructions. Please note: you may only pay the full amount due; partial payments are not accepted.
2. Set up recurring payments through the “Auto Pay Setup” for your convenience. You can also review your pending and recent payment activity.

For further payment instructions, please refer to invitationhomes.com/blog/how-to-make-hassle-free-online-payments/

Maintaining Your Home

Invitation Homes provides the highest level of service to our residents, with a responsive and friendly customer service staff offering both regular preventive service visits and emergency maintenance as needed. Associates and licensed contractors are ready to respond quickly and will make every effort to ensure your home runs, and stays running, smoothly.

ProCare Proactive Service

As an Invitation Homes resident, you receive the benefit of our ProCare Proactive Maintenance Program. ProCare was developed with you in mind. It ensures every aspect of your home is in continuous working order and provides you the carefree living that leasing with Invitation Homes offers.

The ProCare Program is designed to:

- Review systems and answer any remaining questions from move-in orientation
- Address any minor maintenance issues that do not require immediate service
- Perform inspections and preventive maintenance on the systems in your home
- Minimize inconvenience by combining multiple repairs into a single visit

The ProCare Service Schedule consists of:

- An initial ProCare visit 45 days after move-in
- Recurring service visits every six months

You will receive a “ProCare Fridge List” to keep track of any minor maintenance requests you may have. These requests will be addressed at each of your scheduled visits.

Maintenance

To schedule a maintenance request online, simply log in to the resident portal, select “Maintenance Request,” and complete the submission form. For urgent issues, call your local maintenance number found on page 7; do not use the online option.

Invitation Homes will handle any major maintenance issues that arise in your home. It is important to contact us in these instances to avoid responsibility for mishandled repairs.

Although our ProCare service and maintenance requests cover much of your home’s maintenance, you also have a role in the ongoing care of your home. Please reference the list below for a guide on maintenance responsibilities.

 Invitation Homes Responsibility			 Resident Responsibility		
Interior			Exterior		
 Air conditioning not cooling			 Fences		
 All appliances			 Garage door		
 Furnace not heating			 Roofing issues		
 Changing air filters			 Dispose of trash in a clean and sanitary manner		
 Changing light bulbs			 Lawn maintenance		
 Proper use of gas, electrical and plumbing fixtures			 Pool maintenance*		
 Pest control			Plumbing		
			 Garbage disposal		
			 Major drain clogs		
			 Plumbing leaks		
			 Plumbing hardware		
			 Water heater		
			 Minor toilet and drain clogs		

Please note: Nothing contained herein is intended to modify any of the obligations set forth in your lease and, in the event of a conflict, the terms of your lease controls. For questions, please contact us.

*Pool maintenance: Please refer to lease for specific resident responsibility.

Sharing Your Feedback

Resident RSVP

Your opinion is very important to us and helps us identify what we're doing right and areas where we need improvement.

Please watch your inbox for important survey emails from **Resident RSVP** inviting you to provide us with feedback.

Together with you and your input, we can continue to deliver the best home leasing experience possible.

Getting to Know Your Home

Now maintaining your home is easier than ever. We've provided a series of short videos to help you solve common issues around your home – from replacing your AC filter to fixing a clogged toilet. Simply visit invitationhomes.com/video-gallery and click on the video topic(s) you wish to view in the Video Gallery section.

Many of these videos address items outlined on page 4 (Maintaining Your Home). But of course, should you have a problem, we're always here to help through your local call center.

Staying Connected

Stay in touch with everything that's happening at Invitation Homes on our blog at invitationhomes.com/blog and connect with us on social media.



facebook.com/invitationhomesweb



[@invitationhomes](https://twitter.com/invitationhomes)



youtube.com/invitationhomes



plus.google.com/+invitationhomes





Keeping Your Neighborhood Beautiful

Your Invitation Home may be part of a Homeowners Association (HOA) and covered by certain rules and regulations that ensure your neighborhood runs efficiently. Please be sure to familiarize yourself with the specific Covenants, Conditions and Restrictions (CC&Rs) that were provided for your HOA as part of your Lease Agreement. As a resident in an Invitation Home, you are required to comply with the local CC&Rs for your HOA.

Your CC&Rs may differ, but some examples of standard CC&R points of interest include items such as:

- Care should be exercised in the landscaping and maintenance of trees, plants, flowers and shrubs on your lot to prevent drainage problems or obstruction of sight lines required for vehicular traffic. Please also ensure that weeds are never present in your landscaping, especially in non-grass areas.
- Vehicles must park in their driveway or garage and should not cover sidewalk areas or impede pedestrians in any way. Vehicles parked in the yard, street or on sidewalks are subject to towing at owner's expense. Please note that some HOAs only allow parking in your garage.
- Driveways must be kept free of oil stains.
- Trash containers should not be stored in driveways or common areas, but in garages or behind a fence. Place containers on the street no earlier than the night before trash pick-up and store them no later than the night of the trash collection.
- Remove holiday decorations within a reasonable amount of time (approximately 10 days).
- Pets must be walked on a leash and waste disposed of properly.
- No signs, foil, cardboard, or any other item visible from the exterior, shall be displayed in the window of your home.
- To ensure the safety of all residents, please be aware of the residential speed limit, and members are encouraged to watch for pedestrians while driving.

The above items are suggested as best practices for most HOAs. However, your HOA's CC&Rs and state law will vary and have specific requests with which you will need to comply.

Invitation Homes Locations

Atlanta

Leasing: 855.684.7368 • Maintenance: 877.760.2470
AtlantaLeasing@InvitationHomes.com

Charlotte

Leasing: 855.709.7368 • Maintenance: 877.759.7588
CharlotteLeasing@InvitationHomes.com

Chicago

Leasing: 855.715.7368 • Maintenance: 877.759.7584
ChicagoLeasing@InvitationHomes.com

Inland Empire

Leasing: 855.716.7368 • Maintenance: 877.759.7583
InlandEmpireLeasing@InvitationHomes.com

Jacksonville

Leasing: 855.718.7368 • Maintenance: 877.759.7582
JacksonvilleLeasing@InvitationHomes.com

Las Vegas

Leasing: 855.719.7368 • Maintenance: 877.759.7580
LasVegasLeasing@InvitationHomes.com

Los Angeles

Leasing: 855.721.7368 • Maintenance: 877.759.7554
LACountyLeasing@InvitationHomes.com

Miami

Leasing: 855.730.7368 • Maintenance: 855.856.3843
MiamiLeasing@InvitationHomes.com

Minneapolis

Leasing: 855.564.7368 • Maintenance: 855.540.7368
MinnesotaLeasing@InvitationHomes.com

Orlando

Leasing: 855.380.7368 • Maintenance: 877.759.7556
OrlandoLeasing@InvitationHomes.com

Phoenix

Leasing: 855.390.7368 • Maintenance: 877.759.7558
PhoenixLeasing@InvitationHomes.com

Sacramento

Leasing: 855.731.7368 • Maintenance: 877.759.7561
SacramentoLeasing@InvitationHomes.com

Seattle

Leasing: 855.393.7368 • Maintenance: 877.759.7562
SeattleLeasing@InvitationHomes.com

Tampa

Leasing: 855.391.7368 • Maintenance: 877.759.7563
TampaLeasing@InvitationHomes.com



Qualification Requirements



Invitation Homes Qualification Requirements are subject to state laws, local laws, city ordinances, and HOA Rules and Regulations.

Occupancy Guidelines

The occupancy standard per home is two (2) persons per bedroom, plus one (1) - subject to local laws. Residents who exceed these occupancy standards during the lease term will be required, upon the end of the current lease term, to either: i. transfer into another available home with more bedrooms; or ii. move out.

Application*

All individuals 18 years of age or older residing in the home are required to complete an application, undergo the screening process, and provide the necessary documentation, valid government-issued photo identification, and application fee. These requirements also apply to any changes to the leaseholders during the term of the lease.

Dependents 18 years of age or older must undergo a criminal background check and provide the necessary documentation and application fee. The Application fee is non-refundable.

All applications are reviewed following established screening criteria and using services of TransUnion, a third-party screening provider, for credit and criminal background checks. TransUnion Dispute Department is located at P.O. Box 2000, Chester, PA 19016 and can be reached by visiting www.transunion.com or calling 888-710-0270.

All current and previous Residents of Invitation Homes applying for another home must notify the property management team to complete an evaluation of the rental payment history for the last 24 months, [click here](#) to contact your local office.

Income

Applicants must have a minimum combined gross income of 3.0 times the monthly rent.

Credit Report*

A credit report will be obtained on all Applicants to verify credit ratings. Income plus verification of credit history will be entered into a credit screening model to determine rental eligibility and security deposit levels. There are three screening results: approval, approval with extra deposit, or denial.

Unfavorable accounts which will negatively influence this score include, but are not limited to: inquiries, collections, foreclosures, charge-off, repossession, absence of credit, and current delinquency. Debt to a previous landlord, and open bankruptcies will result in an automatic denial of the application. Depending upon the screening result, an extra deposit of half to a full month's rent may be required subject to local or state laws.

Criminal History*

A criminal background check will be conducted for each Applicant and Occupant eighteen (18) years of age or older. All criminal records are evaluated from the date of disposition, regardless of the Applicant's or Occupant's age at the time such offense was committed.

The application will be denied for any felony conviction up to six (6) years prior to the application date (subject to local laws/requirements). The application will be denied for any felony conviction for any sex and/or terrorism related offense(s) regardless of conviction date.



Please remember that this requirement does not constitute a guarantee or representation that Residents or Occupants currently residing in our homes have not been convicted of or subject to deferred adjudication for a felony or sex offense requiring registration under applicable law. There may be Residents or Occupants that have resided in one of our homes prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the resident background and credit reporting services used.

Rental History

Some credit scoring results will necessitate an evaluation of verifiable rental or mortgage payment history. Applications also depend on the results of a rental history investigation for an approval/ denial determination. Applications for residency will automatically be denied for current outstanding debt or eviction.

Guarantors

Guarantors will be accepted for Applicants who do not meet the required rent-to-income ratio are denied. Only one (1) guarantor per home is permissible. The Guarantor must complete an application and pay the application fee. Guarantors must have a gross monthly income of four (4) times the monthly market rent and meet all other qualifying criteria identified in this screening policy. The Guarantor will be required to sign the lease as a Leaseholder. Guarantors may be relatives or an employer; friends may not serve as a Guarantor.

Personal Liability Renter's Insurance Requirement

A minimum of \$100,000 of Personal Liability Insurance coverage is required with Landlord identified as a "Party of Interest" or "Interested Party" (or similar language as may be available) on the renter's liability insurance policy. If you own or care for a pet, a minimum of \$10,000 of Dog Bite Liability Insurance coverage is also required. Evidence of coverage must be provided to Landlord. It is encouraged that Residents obtain and maintain a renter's insurance policy covering loss or damage of personal property.

Please provide proof of coverage to Invitation Homes. Follow these steps to submit your proof of insurance correctly:

1. Create a PDF file of your insurance policy's Declarations Page (typically, a single page)
2. Create an email message with "Invitation Homes" in the subject line, attach the PDF file, and send to InvitationHomesIPM@yardi.com

Animals

No more than three (3) pets are allowed per home (subject to local laws and HOA Rules and Regulations). Pet fees and/or deposits will be charged for dogs and cats. Dog Bite Liability Insurance is required with evidence of coverage provided to Landlord.

- **Dogs:** The list of domestic dog breeds that are restricted includes: American Pit Bull Terriers, Rottweilers, Staffordshire Terriers, and any dog that has a percentage or mix of any of those breeds. Any canines other than domestic dogs (wolves, coyotes, dingoes, jackals, etc.) and any hybrids of them are not permitted.
- **Cats:** All breeds of domestic cats are permitted.
- **Small animals:** Gerbils, hamsters, and guinea pigs are permitted. Ferrets, rabbits, and chinchillas are not permitted.
- **Birds:** Domestic birds, such as cockatiels and parakeets, are permitted. Birds of prey and non-domestic birds, such as pigeons, are not permitted.
- **Farm animals:** Restricted unless written permission is received from Invitation Homes Management: chicken, goats, horses, and pigs (including pot-bellied pigs).



- **Venomous animals:** All types are restricted.
- **Fish tanks:** Limited to 20 gallons, and predator fish, such as piranhas, are restricted.
- **Other:** The list of other restricted animals includes but is not limited to: skunks, raccoons, squirrels, and monkeys.

Smoking:

We do not allow smoking inside any of our homes.

Pool Fee:

If applicable, Landlord charges a monthly pool service fee which amount may vary state by state.

Vehicles:

Vehicles must be operational and have current registration. All vehicles must be in compliance with all state laws and municipal ordinances. Parking requirements of the municipality and HOA, if applicable, must be followed.

Boats or trailers are not allowed at any time unless approved in writing by landlord.

Application and Move-In Process



Application Process

- The application fee must be paid online via credit card or bank account before submitting your completed application.
- The information you submit will be used to initiate the processing of your application, beginning with a credit and criminal background screening.
- An Invitation Homes representative will contact you with your results and to provide details on the next steps.
- We must verify the information you provided before issuing a full approval, so please be prepared to upload supporting documentation with your initial application.
- While your application is valid for 30 days, the home will be placed back on the market if you are unable to comply with any requests for income or identity information.

“Coming Soon” Homes

Certain homes not yet available for showings can be reserved for up to five (5) days after the home’s availability date. To hold the home, please sign and submit a Holding Agreement and pay the non-refundable Holding Fee (depending upon market-specific requirements). Both are required within 48 hours of application approval notification. Home availability dates are subject to change.

Move-In Ready Homes

To hold a move-in ready home until your Lease Start Date, sign and submit the Lease Agreement and pay the full deposit identified in the Lease Agreement. Both are required within 48 hours of application approval notification. You must also confirm move-in details with your leasing representative.

Move-In Date

Your requested move-in date is contingent upon management approval. Move-in must occur within 14 days of application or sooner, depending upon house availability and market-specific requirements.



Income Documentation



Please have at least one of the following forms of acceptable income documentation before you apply to expedite the application process. Additional supporting documentation may be requested. We cannot accept copies that are illegible or screenshots of a website.

- **Hourly/Commission:** The most recent paystub from employer OR the most recent month's bank statement. (No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted. Tax Refunds will not be accepted as monthly income.)
- **Salaried Applicants:** One most recent paystub OR One current month of full bank statements. (No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted. Tax Refunds will not be accepted as monthly income.)
- **Relocation:** Offer letter or income verification from the Applicant's Employer: must be current or for a job starting within 30 days of move-in, on company letterhead (or notarized) and signed by the appropriate Human Resources or Company officer, with his/her contact information.
- **Self Employed:** Financial statement: One month (or prior year-end statement if prior to April 15) must be submitted. Note: Statement must be prepared by a Certified Professional Accountant, tax accountant, or other certified banking representative. OR Bank Statement: The most recent month of a personal or corporate bank statement is required to calculate the gross monthly earnings per household. Note: If necessary, additional months may be requested. Transfers will not be included in the calculations. No joint bank accounts may be used unless all joint owners apply as leaseholders. No prepaid or PayPal accounts will be accepted.
- **Social Security disbursement letters:** A disbursement letter from the current year showing monthly amount or statement.
- **Child support:** A court order or notarized letter from an attorney representing the terms of proposed assistance. Additional documents may be necessary.
- **Savings Account:** (detail of all transactions) a minimum average ending balance of three (3) times the total rent due for the entire lease term.. For example, if the monthly rent is \$1000 with a 12-month lease term, the average ending balance must be a minimum of \$36,000. Note: No joint bank accounts may be used unless all joint owners apply as\ leaseholders. No prepaid or PayPal accounts will be accepted.
- **Tax Return, W-2, or 1099:** Must be combined with your most current bank statement showing current employment. Note: A return from the previous year will not be accepted after April 15 unless proof of a tax filing extension is submitted with the previous year's tax return. A W-2 or 1099 from the previous year shall not be accepted after January 31.



Disclosures



Application Does Not Create a Lease

This application, even if accepted, shall under no circumstances be considered a lease agreement between Applicant and Landlord, or an offer to lease. No lease shall exist between Applicant and Landlord unless and until the parties enter into a formal Lease Agreement and Applicant pays all required fees, deposits and advance rent.

Authorization for Credit and Background Check

Applicant hereby authorizes Landlord and Landlord's authorized agents to do whatever background and credit check on Applicant which Landlord or Landlord's agents deem appropriate. This may include among other things obtaining one or more credit reports on Applicant. Such credit report(s) may be obtained before and during the term of the Lease and after the expiration or termination of the Lease as part of any effort to collect rent, costs, fees and charges owing under such Lease. Applicant acknowledges that merely requesting such reports may lower Applicant's credit score and Applicant expressly consents to the same.

Use of Information

The information in this application or obtained as a result of the authorization given herein by Applicant will not be sold or distributed to others. However, Landlord and Landlord's agents may use such information to decide whether to lease the Property to Applicant and for all other purposes relative to any future lease agreement between the parties including the enforcement thereof.

Commitment to Equal Housing

Landlord and Landlord's agents are committed to providing equal housing opportunities to all rental applicants regardless of race, color, religion, national origin, sex, handicap, familial status, or other protected status. Invitation Homes welcomes qualifying Section 8 voucher holders who have been approved for the Section 8 program by the local housing authority.

Reason for Denial

If this Application is denied, Landlord or Landlord's agent shall within ten (10) days thereafter and upon the written request of applicant, state the basis for said denial to Applicant.

Falsification of Application

Any falsification in Applicant's paperwork will result in the automatic denial of Application. In the event that an Applicant falsifies his/her paperwork, owner has the right to hold all deposits and fees paid to apply towards liquidated damages.

Deposits and Move-In Monies

Deposits (e.g., security and pet deposits) and move-in monies (e.g., rent and HOA fee) require two (2) separate certified forms of payment. Read the [Move-In Payment document](#).



City of Seattle Qualification Requirements



Requirements for Applicants and Occupants in the City of Seattle:

Age and Application

All individuals 18 years of age or older residing in the home are required to complete an application, undergo the screening process, and provide the necessary documentation and application fee. Dependents 18 years of age or older must still undergo the screening process and provide the necessary documentation and application fee. The Application fee is non-refundable.

Credit Report

A credit report will be obtained on all Applicants to verify credit ratings. Income plus verification of credit history will be entered into a screening model to determine rental eligibility and security deposit levels. There are three screening results: approval, approval with extra deposit, or denial.

Unfavorable accounts which will negatively influence the screening result include, but are not limited to: collections, charge-off, repossession, and current delinquency. Debt to a previous landlord, and open bankruptcies will result in an automatic denial of the application.

Applicants or Occupants have the option to pay the security deposit in up to six (6) installments. The first installment must be paid within 48 hours of receipt of the lease agreement.

Background Check

A background check will be conducted for each Applicant and Occupant eighteen (18) years of age or older. Applicants will be required to disclose information concerning sex offender registration. A limited criminal history background check will be conducted on adult Applicants for determination of sex offender registration status. Applicants who are registered on any sex offender registry will be reviewed on a case by case basis. The background check will not include review of any other arrest record, conviction record, or other criminal history.

Please remember that this requirement does not constitute a guarantee or representation that Residents or Occupants currently residing in our homes have not been convicted of or subject to deferred adjudication for sex offenses requiring registration under applicable law. There may be Residents or Occupants that have resided in one of our homes prior to this requirement going into effect. Additionally, our ability to verify this information is limited to the information made available to us by the resident background and credit reporting services used.

