



R.W. DICKERSON MANAGEMENT & COMPANY, INC.

ALL PERSONS ARE ENCOURAGED TO APPLY FOR ANY AND ALL RENTALS SUPPLIED BY R.W. DICKERSON MGMT. & CO., INC.

THE ONLY RENTAL AGREEMENT FOR ANY RENTAL TERMS, PAYMENTS OR AGREEMENTS WILL BE OFFERED SOLELY BY R.W. DICKERSON MGMT. & CO., INC.

R.W. DICKERSON MANAGEMENT & CO., INC. IS A WASHINGTON STATE LICENSED REAL ESTATE COMPANY. THIS COMPANY, BY AGENCY LAW, IS BOUND TO WORK AND RENT ALL REAL ESTATE FOR THE BEST INTEREST OF THE OWNERS.

RENTAL APPLICANT REQUIREMENTS

1. FULLY COMPLETED RENTAL APPLICATION, ONE (1) PER ADULT** APPLICANT. MARRIED COUPLES COMPLETE ONE (1) APPLICATION. DEPENDENT CHILDREN (UNDER THE AGE OF 18), ADULT STUDENTS** AND ADULT DEPENDENTS** NEED NOT COMPLETE A SEPARATE APPLICATION IF THEY ARE DEPENDENTS OF ADULT APPLICANT (S).
2. \$40.00 CASH (*EXACT AMOUNT*), NON-REFUNDABLE APPLICATION FEE PER APPLICATION MUST BE PAID AT THE TIME THE APPLICATION IS SUBMITTED FOR R.W. DICKERSON MGMT. & CO., INC., TO COMPLETE THE PROCESS.
3. ALL APPLICATIONS WILL BE CONSIDERED FOR RENTAL APPROVAL UPON FULL PROPER COMPLETION AND PAYMENT.

ALL APPLICATIONS WILL BE REVIEWED FOR THE FOLLOWING ITEMS:

- * CURRENT AND PRIOR LANDLORD REFERENCES
- * CURRENT AND PRIOR EMPLOYMENT / INCOME VERIFICATION.
- * CREDIT HISTORY
- * PETS
- * CRIMINAL CONVICTIONS

CRITERIA FOR APPLICATION APPROVAL

- * POSITIVE RENTAL REFERENCES** FROM BOTH CURRENT AND PRIOR LANDLORDS, PLUS ANY FURTHER VERIFICATION DEEMED NECESSARY BY THE MANAGEMENT COMPANY.
- * MINIMUM MONTHLY INCOME OF TWICE (2X) THE MONTHLY RENT OF THE PROPERTY BEING APPLIED FOR, THREE TIMES (3X) PREFERRED.
- * CREDIT REPORT "BEACON SCORE"*** OF 475 OR ABOVE**.
- * MINIMAL UNPAID COLLECTIONS OR JUDGMENTS ON CREDIT REPORT.
UNPAID COLLECTIONS and/or JUDGMENTS MAY DISQUALIFY APPLICANT (S).
- * NO LARGE OR DANGEROUS DOG BREEDS OR CATS WILL BE ALLOWED. PRIOR LANDLORD REFERENCES WILL BE REQUIRED FOR ANY ALLOWABLE ANIMALS.
- * VERIFIED INCOME SOURCES: Employer, Award letters for Social Security, SSI, Financial Aid, Unemployment, Scholarships, etc. Self-Employed individuals must provide their last two (2) years Income Tax returns to verify Self-employment income.
- * VERIFIED NON-INCOME SOURCES: Education Grants, Food Stamps, Loans, gifts, etc.
- * ***CRIMINAL CONVICTIONS MAY DISQUALIFY APPLICANT (S).***

IF APPLICANTS DO NOT MEET OUR MINIMUM REQUIREMENTS AND EXTENUATING CIRCUMSTANCES EXIST, THE APPLICANTS MAY BE APPROVED, AT THE MANAGEMENT COMPANY'S SOLE DISCRETION, IF THEY ARE ABLE TO PROVIDE A QUALIFIED CO-SIGNER** OR IF THEY ARE ABLE TO PAY TWICE (2X) THE NORMAL DEPOSIT AND THREE (3X) TIMES (First & last 2 month's rent) THE NORMAL MONTHLY RENT--OR BOTH-- AT THE TIME THEY ARE GIVEN POSSESSION OF THE PROPERTY.

PRIOR TO APPLICATION, A GENERIC RENTAL AGREEMENT MAY BE REVIEWED IN THE MANAGEMENT COMPANY OFFICE, 8AM TO 5PM, MONDAY THROUGH FRIDAY, AT THE DISCRETION OF ANY PROSPECTIVE TENANT.

DEFINITIONS

ADULT: ANY PERSON EIGHTEEN (18) YEARS OF AGE OR OLDER

ADULT DEPENDENT: FAMILY MEMBER OVER THE AGE OF EIGHTEEN (18) WHO IS CLAIMED BY THE APPLICANT AS A DEPENDENT.
(Most recent Federal Tax Return will be required to verify DEPENDENT status)

ADULT STUDENT: EIGHTEEN (18) TO TWENTY-THREE (23) YEARS OLD, FULL TIME STUDENT LIVING WITH APPLICANT PARENT. (Most recent Federal Tax Return will be required to verify DEPENDENT status)

BEACON SCORE: A RATING SCORE USED BY EQUIFAX CREDIT INFORMATION SERVICES TO PREDICT THE LIKELIHOOD THAT A POTENTIAL CREDIT CUSTOMER WILL BECOME A SERIOUS CREDIT RISK WITHIN THE NEXT 24 MONTHS. SCORES RANGE FROM 350 TO 950, THE LOWER THE SCORE, THE HIGHER THE *POTENTIAL* CREDIT RISK.

EMPLOYMENT HISTORY: A MINIMUM OF THREE (3) MONTHS WITH CURRENT EMPLOYER **OR** HISTORY OF EMPLOYMENT IN SIMILAR POSITIONS.

POSITIVE RENTAL REFERENCE:

- RENT REGULARLY PAID ON TIME, NO LATE RENTS
- TENANTS GAVE PROPER NOTICE TO VACATE
- POSITIVE LANDLORD COMMENTS, I.E.; WOULD RENT TO AGAIN, TOOK CARE OF PROPERTY, NO PROBLEMS, GOOD TENANTS, ETC.
- **NO** NEGATIVE LANDLORD COMMENTS
- **NO** TENANT CAUSED PROPERTY DAMAGE

QUALIFIED CO-SIGNER: ADULT RELATIVE (Father, Mother, Grandparent(s), Brother, Sister) WHO OWNS REAL PROPERTY IN THE STATE OF WASHINGTON AND MEETS THE MANAGEMENT COMPANY'S INCOME AND CREDIT REQUIREMENTS AS SET FORTH HEREIN.

QUALIFYING CRITERIA

THE FOLLOWING ITEMS ***WILL AUTOMATICALLY DISQUALIFY*** AN APPLICANT IF EXPLANATIONS ARE NOT PROVIDED WITH THE APPLICATION:

- IRS LIENS AGAINST APPLICANT
- DSHS CHILD SUPPORT LIEN AGAINST APPLICANT
- DWI CONVICTION
- 10 OR MORE UNPAID COLLECTIONS TOTALING \$1000.00 OR MORE
- DEBT TO INCOME RATIO ABOVE 75%

NOTE: MEDICAL COLLECTIONS ARE CONSIDERED UNAVOIDABLE AND WILL NOT AUTOMATICALLY DISQUALIFY AN APPLICANT.

ALL LETTERS OF EXPLANATION ARE ACCEPTED WITH APPLICATIONS. THESE MAY OR MAY NOT INFLUENCE OUR DECISION.

BANKRUPTCIES WILL NOT NECESSARILY DISQUALIFY AN APPLICANT; *HOWEVER, THE BANKRUPTCY MUST BE FULLY DISCHARGED.* IF APPLICANT HAS AT LEAST FIVE (5) LATE PAY OR UNPAID DELIQUENT ACCOUNTS AFTER BANKRUPTCY DISCHARGE, THEIR APPLICATION IS SUBJECT TO DENIAL.

RESIDENTIAL ADDRESSES SHOWN ON APPLICANT'S CREDIT REPORT THAT ARE NOT DISCLOSED ON THE APPLICATION WILL BE QUESTIONED AND MAY HAVE AN ADVERSE EFFECT ON THE APPLICANT'S RENTAL APPROVAL. A MINIMUM OF ONE (1) YEAR'S RENTAL HISTORY, EXCLUDING RENTAL HISTORY FROM FAMILY MEMBERS, IS REQUIRED.

CREDIT DEBIT (PLUS PROPOSED RENT) TO INCOME RATIO, AS DETERMINED FROM THE APPLICANT'S CREDIT REPORT AND APPLICATION, SHOULD BE NO GREATER THE 75% OF THE APPLICANTS GROSS INCOME.

FALSE, INCORRECT, OR MISLEADING STATEMENTS REGARDING INCOME, CREDIT, RENTAL OR CRIMINAL HISTORY WILL BE GROUNDS FOR DENIAL.

APPLICANTS HAVE THE RIGHT TO DISPUTE ANY ADVERSE INFORMATION OBTAINED.

* IF THIS WAS INFORMATION OBTAINED BY THE CREDIT BUREAU SERVICE AFFILIATED WITH EQUIFAX CREDIT INFORMATION SERVICES, YOU HAVE THE RIGHT TO REQUEST A FREE COPY OF YOUR CREDIT REPORT FROM CREDIT

BUREAU SERVICES, 521 W. MAXWELL/P.O. BOX 5396, SPOKANE, WA 99205-0393 (509) 324-1200 OR 1-800-572-3218. YOU HAVE THE RIGHT TO DISPUTE, DIRECTLY WITH THE CREDIT REPORTING AGENCY, THE ACCURACY OR COMPLETENESS OF ANY INFORMATION REPORTED BY THE CREDIT REPORTING AGENCY.

* IF THIS WAS INFORMATION OBTAINED FROM THIRD PARTY SOURCES, YOU HAVE THE RIGHT TO OBTAIN DISCLOSURE OF THE NATURE OF THAT INFORMATION BY MAKING A WRITTEN REQUEST TO OUR OFFICE WITHIN 60 DAYS OF YOUR APPLICATION BEING DENIED.