

The Iliad Apartments Criteria For Tenant Selection
As Required by WASHINGTON STATE LAW 59.18.257
~ Updated 2018 January 1st ~

Identification:

- ~ A valid and current federal or state government issued photo ID is required to process the application.
- ~ A verifiable SS# SIN# ITN# { social security Social Insurance Number or Individual Taxpayer Identification }
- ~ Applications can be processed without an associated number but only when such a number doesn't exist.

Application Requirements:

- ~ The applicant must show up on time or reschedule in a reasonable timeframe which is mutually agreeable.
- ~ Applications must be filled out completely and legibly.
- ~ Each applicant must qualify individually or provide a qualified guarantor/co-signer.
- ~ Applications must not contain, misleading or partial information or any false or gross distortion of the truth.
- ~ All applicants who intend to reside in the property who over the age of 18 must apply. Those under must be listed.
- ~ Any lack of response or failure to provide additional information in a 48 hour period.
- ~ We do not accept Comprehensive Reusable Tenant Screening Reports as defined by and pursuant to RCW 59.18
- ~ Applications are processed in the order in which they are received.
- ~ Tenancy will be offered to the first qualified applicant or group of applicants.
- ~ The Iliad Apartments criteria is applied to all applicants equally.
- ~ In the case of a group of occupants, the application will not be considered to be complete until all members of the group have submitted their application. This includes any and all guarantors / co-signers.

Income Requirements:

- ~ Applicants in groups will be assessed on combined income..
- ~ Income less than 2.5 times the rental amount will require a co-signer.
- ~ International Students will be required to provide a copy of an I20 Certificate of Eligibility verification of income.
- ~ Proof of income can be provided by pay stubs or bank statements, through email or over the phone.
- ~ Self-employed people require 2 years of current bank statements and tax returns.

Minimum Wage = \$15.00 per hour X40 hours = \$600.00 X4 months = \$2,400 } or { 600 x 52 = \$31,200 per year }

Employment Requirements:

- ~ Verifiable employment through email or phone or a designated third party.
- ~ A copy of the applicant's most recent paystub to verify active and steady employment and salary.
- ~ Self-employed or unemployed, income is verified through the last two years of tax and bank documents.
- ~ Employment ID and Student ID are not acceptable forms of ID but are helpful for proof of employment.
- ~ 3rd party verification accounts such as the www.theworknumber.com must be set up and ready to use.

Credit Report Requirements:

- ~ Must not have any money due to non-payment of rent or damage to rental property.
- ~ Must not have Excessive collection activity
- ~ First time renters with no established credit will require a co-signer/guarantor
- ~ Bankruptcy requires co-signer/guarantor and or 7 years of re-established credit.

Guarantors / Co-Sign Requirements: { if the applicant does not meet credit the criteria }

- ~ The Guarantor must reside in the state of Washington.
- ~ The guarantor must fill out an application, pass the screening process
- ~ The guarantor must be able to accept financial responsibility as outlined in the lease agreement
- ~ The Guarantor must have income and debt to income ratio sufficient to cover expenses in event of default.

Court / Civil Records Requirements:

- ~ No current or past Unlawful Detainer or eviction in the past 7 years.
- ~ No judgment from an Unlawful Detainer which is not paid in full. in the past 7 years.

Criminal History Requirements:

Criminal records will be assessed on a case by case basis to determine if there is a legitimate business case for denial. Applicants on a public sex offender list who were convicted as adults will be denied.

Rental Reference Requirements:

- ~ A 24 month verifiable rental reference.
- ~ Less than 4 of any combination of late payments, NSF checks, or notices within a twelve month period.
- ~ Any past incidence of an unauthorized person or pets in a property.
- ~ Anything that would cause the previous landlord to not re-rent.
- ~ Any undisclosed previous rental address will result in denial



Reference

Reference For ~ Application Processing:

The Iliad Apartments applications are processed by On-Site, their address is: On-Site Renter Relations 307 Orchard City Drive, Suite 110 Campbell, CA 95008 Their Phone = (877) 222-0384 web = <https://on-site.com/renter-relations/> You have the right to obtain a copy of the report if you have paid an application fee. You can always get a free copy of your credit report once a year here <https://www.annualcreditreport.com/index.action>

Reference For ~ First-in-Time Ordinance: SMC 14.08.050 { Effective January 1, 2017 }

The Iliad Apartments works in compliance with Seattle's First-in-Time Requirements and will accept one completed application at a time and will offer tenancy to the first applicant who meets all our requirements. http://www.seattle.gov/Documents/Departments/CivilRights/Fair%20Housing/FAQ_FIT_FINAL_1-12-17.pdf

Reference For ~ Fair Housing: King County, Seattle, WA, USA

The Iliad Apartments works in compliance with Seattle's fair housing ordinance which works within the laws of the united states, the state of Washington, the city of Seattle and County of King. Seattle's fair housing laws can be found here. <http://www.seattle.gov/civilrights/civil-rights/fair-housing>

Reference For ~ Fair Chance Housing { Feb. 19, 2018 }

The Iliad Apartments works in compliance with Seattle's Fair Chance ordinance which works within the laws of the united states, the state of Washington, the city of Seattle and County of King. Seattle's fair housing laws can be found here. <http://www.seattle.gov/civilrights/civil-rights/fair-housing/fair-chance-housing-legislation>

WASHINGTON STATE LAW 59.18.257

<http://app.leg.wa.gov/RCW/default.aspx?cite=59.18.257>

CITY OF SEATTLE LAW:

<http://www.seattle.gov/dpd/rentalrules/default.htm>

Questions:

EMPLOYMENT ~ Do you want to set a number?

What to do about Employment verification such as the work number. www.theworknumber.com and the extra cost involved in doing employment checks

CREDIT ~ Do you want to set a number?

~ Applicants with credit scores beneath 700 may be denied.

INCOME ~ Do you want to set a number?

Applicants with income beneath \$2,600.00 per month may be denied. { This is minimum wage }

The average rent is between \$1000.00 - \$1500.00 per person at the ILIAD.

Rent x 2.5 = \$2,500 per month or \$3,750.00

Rent x 3.0 = \$3,000 per month or \$4,500.00

APPLICATION

What to do about No SS SIN ITN number ???

~ Accept comprehensive reusable tenant screening report from verified sources.

~ What about criminals under 18 who are listed as tenants?

~ Is the Additional cost of a guarantor is also deducted from total of move-in fees?

Court Records

~ Where in the laws does it require only seven years for criminal history?

~No blanket policies refusing criminal records should be used.

Denial of sex crime is a blanket policy.

https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT14HURI_CH14.08U_NHOPR