

Cliffside

PO Box 15449 Seattle WA 98115
manger@fremontviewapartments.com (206) 547-7600 (Property Manager)
owner@fremontviewapartments.com (206) 387-6789 (Owner)

Cliffside LLC – Rental Criteria and Application Procedure

The following information will be accessed as part of the screening of any applications for tenancy:

1. All information on your Application for Tenancy.
2. Your rental history via any identifiable prior Landlords
3. Credit reports via a third party Consumer Reporting Agency
4. Public records regarding criminal conviction history or registration as a sex offender
5. Personal references.
6. Verification of employment and/or income (or rental subsidy) amounts.
7. Public records regarding civil court records.
8. Any other information provided by the applicant (such as anticipated length of tenancy, tenancy commencement date, etc.).
9. Any offers or proposals you may choose to make to us (additional rent or deposit funds, extended lease term, guarantors or co-signers, etc.).
10. Your credit screening will be completed by the Rental Housing Association of WA. In the event of a denial of tenancy or other adverse action, you have the right to dispute the accuracy in the consumer report and to request a free copy from TransUnion Consumer Relations, 2 Baldwin Place, PO Box 1000, Chester, PA 19022. Phone: 1-800-888-4213.
www.transunion.com/myoptions. General Information:
11. Applicant on time for showing appointment, or timely call to reschedule (failure to do so results in denial of the application).
12. Positive government issued picture ID for all adult (over 18 years of age or emancipated minor) occupants (failure to provide ID results in denial of the application).
13. Fully completed application, without material omissions, for every occupant (over 18 years of age or emancipated minor), with no material misstatements or omissions.
14. Demonstration of ability to pay complete deposit and prepaid rent requirements prior to occupancy (inability to pay the rent results in denial of the application – see income/credit requirements).
15. Applications will not be reviewed until received in full. Groups of more than one applicant will not be considered until the applications from all members of the group are received.

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Income/Credit Requirements:

1. Monthly income from the applicants intending to sign the lease must (collectively) equal or exceed one-third of your monthly total housing obligations including rent. You may include alternative sources of income as defined in SMC 14.08. Except in the cases of rental housing subsidies falling within SMC 14.08.040(F), income that does not meet this threshold results in denial of the application.
2. Proof of adequate income (or reserves) to verify ability to pay rent on time throughout the lease term:
 - a. Verification of employment and salary/wages.
 - b. Recent paystubs from verifiable employer
 - c. Tax return copies for self-employed applicants.
 - d. Proof of regular investment earnings, social security or other form of governmental rental supplement.
 - e. Any additional sources of income that applicant wishes to disclose (i.e. child or spousal support, trust income, financial reserves, etc.).
 - f. Any rental subsidies which you wish us to consider. **NOTE:** Exceptions to minimum income requirements are applicable for Section 8/subsidized applicants as provided in SMC 14.08.040(F).
3. Credit score of 700 or above, with credit history free of negative credit issues indicating that the applicant has a pattern of failure to timely pay financial obligations. Any credit records shown on a credit report as delinquent, charged off or unpaid are grounds for denial of tenancy. Any open bankruptcy case(s) are grounds for denial of tenancy.

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Rental History Requirements:

1. For applicants with prior rental history, favorable references must be received from minimum of last two landlords (i.e., timely rent payment, no damage in excess of normal wear and tear, no documented rules violations, timely issuance of notices of intent to vacate and compliance therewith). Any negative history from a prior landlord is grounds for denial of tenancy.
2. For applicants without prior rental history, adequate personal references for equivalent to two favorable past landlord references must be received. Absence of such references will result in denial of the application.
3. If your former landlord(s) do not respond to requests for information within 48 hours of being contacted, that will result in denial of the application due to unavailability of verifiable favorable rental history.

Additional Grounds for Denial of Applications (based upon court records, or references):

1. Reasonable likelihood that a past history of abuse of alcohol may or will interfere with the health, safety or right of peaceful enjoyment by other members of the community.
2. Reasonable likelihood that a past history of use of illegal drugs (or unauthorized use of legal drugs) may or will interfere with the health, safety or right of peaceful enjoyment by other members of the community.
3. History of criminal activity on the part of any proposed occupant which presents a danger to persons or property or the peace and enjoyment of other residents or members of the community could negatively impact your application. When evaluating any past criminal convictions, we consider the nature (whether it indicates a potential risk to persons or property or shows incident(s) of identity theft) and severity of the crime, and the amount of time that has passed since the criminal conduct occurred. If you have any mitigating factors you wish us to consider, please bring them to our attention.
4. Reasonable likelihood that a past history of applicant or those acting under his or her control will interfere with the health, safety or right of peaceful enjoyment by neighbors or other members of the community.
5. Reasonable likelihood that a past history of applicant or those acting under his or her control will cause damage or destruction to the dwelling unit or surrounding property.
6. Reasonable likelihood based on income and credit that the applicant will not be able to timely satisfy the financial obligations of tenancy.

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7. Reasonable likelihood based on rental and personal history that the applicant may cause damage to the property, or become a nuisance to neighbors or the community.
8. Due to unavailability of the Property. Even very well qualified applicants may be denied if another application for the property has already been approved. Please note that, while equivalent applications are processed in the order received, such other factors as the requested date of the commencement of tenancy, or an applicant offering a higher rent amount may result in priority of another application.

NOTE: In case of multiple applicants intending to share the property together, disapproval of one applicant terminates the application unless the non-disapproved applicant(s) elect to resubmit their application without the disapproved applicant.

NOTE: Applications are pre-reviewed in the order in which completed applications and the application fee are received. If applying as part of a group of residents planning to live together, the application is not complete until all proposed residents' applications have been received and the processing fee paid. After preliminary screening, applications which do not appear to meet our Rental Criteria will be notified and will not be passed along for further review. Applications which appear to meet our Rental Criteria will be moved forward for screening based upon the order received, excluding those applications which do not meet those Rental Criteria.

NOTE: We do not accept "comprehensive reusable tenant screening reports."

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Guarantor Requirements:

1. Applicants who do not meet our minimum criteria based upon income and/or credit requirements may propose a Guarantor.
2. Guarantors are not accepted where the prior landlord or personal references do not meet our minimum criteria.
3. Any Guarantor must have no unpaid collections, no open bankruptcy cases and sufficient income. Guarantors not meeting these requirements will result in denial of the application.

Other Requirements:

1. Smoking prohibited
2. Pets permitted; subject to Pet Requirements
3. Co-Signers accepted: Income/credit only
4. Renter's insurance required
5. Maximum two occupants per bedroom