

Complete your application
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CRITERIA FOR TENANCY

PROPERTY SUMMARY

MOVE IN FUNDS

Application Fee	\$	Holding or Execution Fee	\$
Monthly Rent	\$	Admin Fee	\$
Qualifying Income	\$	First Month (Prorate)	\$
Term		Last month (If applicable)	\$
Utility Fee	No <input type="checkbox"/> Yes <input type="checkbox"/>	Utility Fee	\$
Parking Fee	No <input type="checkbox"/> Yes <input type="checkbox"/>	Parking Fee	\$
Storage Fee	No <input type="checkbox"/> Yes <input type="checkbox"/>	Storage Fee	\$
Pets allowed	No <input type="checkbox"/> Yes <input type="checkbox"/>	Pet Deposit	\$
		Other Fees (list)	
			\$
			\$
TOTAL (approximate)			\$

Utilities Included in Rent: None Water Sewer Garbage Electric Gas Other

Holding or Execution Fee – Umano Property Management will continue to market the property to prospective tenants until we receive the holding fee. We will only process applications once holding fee is received. You will have twenty-four (24) hours to complete the application after we receive hold fee. We need both a completed application and hold fee to hold the unit. Once approved, we can hold unit for 2 weeks, unless otherwise specified. The Hold Fee is non-refundable until you move in at which point it becomes your security deposit, which is refundable.

Payment Method – Cashiers' Check or Money Order are required made payable to: **Umano Property Management**

GENERAL CRITERIA - REQUIRED FOR APPROVAL

Recommendations for approval are based on meeting ALL of the following elements:

I. Income

Renter's monthly verifiable income must be equal to 2.5 times the rental amount. Anything less than 2.5 may result in denial. Lump sum with no income source is okay as long as lump sum is 2.5 times the total amount of the term commitment. A "hire letter" may be required as proof of income if paystubs are not available at the time of application.

II. Rental History

Prefer 12 months favorable, verifiable rental history. Valid rental history is a written lease or month-to-month agreement. If rental history is less than 12 months, then an increased deposit and/or Security deposit equal to a month's rent MAY be requested. If two (2) or more late payments, NSF checks, or lease violations within the last 12 months MAY result in an increased deposit or Last Month's rent.

III. Credit History

Established credit history not required for approval of residency. Derogatory credit less than \$1,000 may require an increased deposit and/or security deposit equal to month's rent. Derogatory credit between \$1,000-\$10,000 (excluding medical) may result in denial. A discharged bankruptcy that is less than 2 years (from discharge) may require an increased and/or additional.

IV. Employment

Prefer 12 months with current employer or previous employment in same field of work. Having a new job is acceptable with an offer letter signed by the manager or employer but may require additional deposit.

PET POLICY

Are pets allowed?

No Yes Please complete Pet Screening (<https://umanopm.petscreening.com/>)

Standard Pet Policy:

If pets are allowed, only up to 2 pets shall be permitted and they must be at least 1 year old spayed/neutered and must have all vaccinations. No dogs over 35 lbs. Must have favorable references from your last two landlords. Additional security deposit is required for pets. Caged animals will be approved on a case-by-case basis. Properly documented "Service Animals" do not require additional deposit. Exotic or undomesticated animals are not allowed.

Applicable for this property:

Click or tap here to enter text.

ADDITIONAL INFORMATION

- **Age:** All occupants age 18 and over must complete an application. This includes spouses, children, and relatives.
- **Home Ownership** will be verified through tax assessor's office or credit report.
- **Section 8** – All Section 8 applicants are required to meet the above criteria with the exception that the applicant only needs to meet income requirements for their portion of the rent. Recommendations will be made with the above set standards.
- **International Students** – International students and applicants new to the country will be required to pay last month's rent AND an increased deposit equal to one month's rent. Proof of current college or university enrollment or student visa will be required for international students, or proof of source of income for applicants new to the country will be required.
- **Co-Signer** – A co-signer is taken on a case-by-case basis and will be approved if ALL the qualifications are met. If the co-signer does not meet one of the qualifications, they may be denied. Co-signer is required when the co-signer is the one paying the rent. Preferred that the co-signer resides in the State of Washington.
- **Renters Insurance** – Proof of renter's insurance is required at move-in, with a minimum amount of \$500,000 in personal liability coverage, referencing Umamo Property Management as additional insured.
- **Background Check** - Felonies and Misdemeanors will be dealt with on a case-by-case basis
- **Identification** - Valid photo identification or other forms of identification are required for all applicants

GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING FOR ALL APPLICANTS

- Verified unpaid eviction showing on credit report or verified with landlord
- Unpaid rental collection verified on credit report (any paid rental debt may require an increased deposit)
- Balance owing to any previous landlords
- Derogatory credit in excess of \$10,000 (excluding medical)
- Open or non-discharged bankruptcy
- 3 or more late rent payments, NSF checks or lease violations within the last 12 months
- Unverifiable Social Security Number
- Falsification on rental application
- Breaking lease that results in collection filing

OTHER CRITERIA

- [Enter other specific criteria, unique to the property]

MOVE-IN POLICY

- Move-in inspections or walk-throughs are completed Monday through Friday between 9AM – 6PM or during day light hours, whichever is more restrictive.
- If a tenant requires to complete a move-in inspection or a walk-through after hours, or during weekends, or National Holidays; a \$250.00 After Hours Move-In Fee will be collected.



Fair Housing: We do business in accordance with the Federal Fair Housing Act and the Washington State Law Against Discrimination. We welcome qualified tenants without regard to race, color, creed, national origin, sex, sexual orientation or gender identity, honorably discharged veteran or military status, marital status, HIV/AIDS or Hepatitis C status, the presence of any sensory, mental, or physical disability, families with children status, or use of a trained dog guide or service animal by person with a disability.

- We gladly receive rental inquiries from all.
- We enforce our rules equally and without discrimination.
- We apply fair and equitable criteria when evaluating applicants.
- We set rents, deposits, and fees without discrimination.
- We provide accessible housing and accommodations for people with disabilities as required by law.
- We respond to repair requests and other tenant concerns equally