



“Creating Wealth through Real Estate”

Investment RE - LLCs - IRAs - Property Management

QUALIFICATIONS FOR APPROVAL

The following policies are established to ensure that all prospective applicants screened by Real Estate Investment Services (REIS) will be treated equally. **Only one application at a time will be processed. We will rent to the first qualified applicant.**

APPLICANTS

- Each person 18 years of age or older must complete and sign an application.
- Valid photo ID must be provided at the time the application is turned in.
- Each adult is required to pay a non-refundable application fee.

CREDIT CRITERIA

- Real Estate Investment Services (REIS) will obtain a credit report for each applicant 18 years of age or older. Reports supplied by applicants will not be accepted.
- Discharged bankruptcies are acceptable.
- Certain credit conditions, i.e. bankruptcies, collections accounts, etc. may require higher security deposit and/or first and last month's rent.

RENTAL HISTORY CRITERIA

- Must have at least six months of good rental history.
- Verification from family and friends is not acceptable.
- Certain rental history may require higher security deposits and/or first and last month's rent.

INCOME CRITERIA

- Applicant's gross monthly income must be a minimum of 2 ½ times the amount of the Resident's portion of the monthly rent.
- Self-employed applicants must provide their most recent tax return.
- All forms of income must be verifiable.

UPON APPLICATION APPROVAL

- The property would continue to be marketed until a Holding Fee is received and the Holding Fee Agreement is signed by the Pending Resident.
- The management company may accept an application from another prospective Resident if the Holding Fee is not received within 24 hours of approval.
- Rent or prorated rent is charged beginning the date agreed upon in the Holding Fee Agreement.

PETS IF ALLOWED

- An additional non-refundable pet fee per pet is required.
- Pit bull and Rottweiler breeds of dogs are not allowed.
- Additional criteria may apply.

CONDITIONS EFFECTING AUTOMATIC DENIAL OF APPLICATION

- Any current evictions/unlawful detainers on record or unpaid collections for non-payment of rent.
- Any legal record of violent or sexual crimes.

APPLICATION CAN BE SUBMITTED AT ANY ONE OF OUR LOCATIONS:

Tacoma	-	4424 6th Avenue, Suite 3, Tacoma, WA 98406	Office: 253-752-9742
DuPont	-	1408 Palisade Blvd, DuPont, WA 98327	Office: 253-207-5871
Gig Harbor	-	5775 Soundview Dr, Ste 204-C, Gig Harbor, WA 98335	Office: 253-514-6539