

Management: Company Name/Landlord Name Meridian Valley Property Management	
Apartment Name/Property Address	
Manager's Name	Phone #

L.P.S. INC.



This application must be completed in full to assure prompt processing.
Co-tenants other than spouse must use separate applications.

Managers/landlords – visual proof of driver’s license/or State ID ___ Yes ___ No

Please use separate forms for each applicant.

SERVICE REQUESTED: FULL SERVICE SHORT SERVICE CREDIT ONLY OTHER _____

Apartment # _____ Move in Date _____ Rent Amount _____ Parking Amount _____ Lease Term _____

Applicant's Last Name (Please Print)	First	Middle Name	Birthdate	Soc. Sec No.	Driver's License No. & State I.D.
Spouse's Last Name	First	Middle Name	Birthdate	Soc.Sec No.	Driver's License No & State I.D.
Total Number of Occupants? Names?			Relationship		
Do you have pets? Yes _____ No _____			No. of Vehicles on Property		License numbers / State
How many? _____ Type and Size (Keeping of pets requires a pet deposit and the Owner's Consent.					

RESIDENCE HISTORY

Present Address	City	State	Zip	From _____ To _____	Area Code Phone	Own Rent Monthly \$ _____
___ Name of Present Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)					Area Code (Landlord) Day Phone Night Phone	
Previous Residence Address	City	State	Zip	From _____ To _____		Own Rent Monthly \$ _____
___ Name of Previous Landlord ___ Apartment Community ___ Mortgage Co. ___ Other (Please Check One)					Area Code (Landlord) Day Phone Night Phone	

EMPLOYMENT DATA

Applicant Employed By	Supervisor's Name	If Military, Give Discharge Date	How Long? ___ Yrs ___ Mnth			
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ _____ Per _____
Previous or 2 nd Employment (Please Circle one)				Supervisor's Name		How Long? ___ Yrs ___ Mnth
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ _____ Per _____
Spouse Employed By				Supervisor's Name		How Long? ___ Yrs ___ Mnth
Address	City	State	Zip	Main Company Number	Position Held/Occupation	Salary \$ _____ Per _____

ADDITIONAL INCOME: Additional income such as child support, alimony or separate maintenance need not be described unless such additional income is to be included for qualification hereunder. Amount of \$ _____ Do you have any recreational vehicles, vans, boats, or motorcycles? If so specify.

**Ever been found guilty of a crime? ___ Yes ___ No **Ever filed bankruptcy? ___ Yes ___ No

**Ever been evicted? ___ Yes ___ No **Smoker? ___ Yes ___ No

Non-Refundable Process Fee \$ _____ Check # _____ Credit Card Form _____ Yes



In compliance with the Fair Credit reporting act, we are informing you that information as to your character, general reputation and mode of living will be verified. I, as the prospective tenant agree that the facts set forth in this application are true and complete, and that a complete investigation of all on this application will not constitute invasion of privacy. I authorize Landlord Protection Service to obtain credit reports, bank information, employment information, and/or character reports as necessary. I authorize my employers and references to release such information as necessary. LPS has my permission to release information found in screening. I understand that any misrepresentations will be sufficient cause for dismissal or voiding of this application. False, fraudulent or misleading information may be grounds for denial of tenancy, or subsequent eviction. You have the right to dispute the accuracy of the information reported, and upon written request, the right to obtain a copy of any and all reports. Direct inquiries to LPS, 16625 Redmond Way, PMB #M446, Redmond, WA 98052.

Signed _____ Tenant Signed _____ Tenant Dated _____

Signed _____ Landlord Signed _____ Position Dated _____

Return application to: Meridian Valley Property Management
15423 SE 272nd St, #110
Kent, WA 98042

OR Fax (253) 981-0112



Meridian Valley Property Management, Inc

CRITERIA FOR RESIDENCY

I. GENERAL REQUIREMENTS

1. Current State or Federally issued picture I.D. is required
2. Each applicant must qualify individually.
3. A valid Social Security number or Passport/Visa is required.
4. A complete and accurate application must be filled out. Incomplete applications can result in a denial.

II. RENTAL REQUIREMENTS

5. A minimum of 12 months of verifiable residence history from a third party landlord required within the past two years from the date of application.
6. Rental history demonstrating residency, but not by a third party, will require an additional security deposit equal to one months rent, or co-signer.
7. Home ownership will be verified through tax records or credit report.
8. Four or more late payments of rent or mortgage within a 12 month period will result in denial.
9. More than Two (2) and less than four (4) late payments or NSF checks within a 12 month period, will result in added security deposit.
10. Rental history reflecting any unpaid past due rent greater than \$100.00 dollars will result in denial until paid.
11. Any Unlawful Detainer or eviction over three (3) years old, which has been paid, can be approved with added security equal to 1 months rent.
12. Rental history showing \$100.00-500.00 damage will require added security deposit equal to one month's rent, when the amount has been paid in full.
13. Rental history reflecting more than \$500.00 in damages will result in denial.
14. Rental history with complaints (disturbance or other) will be denied if the manager would not re-rent or if there are more then 3 complaints.
15. Added security is needed for any instance of unauthorized persons or pets in a unit rented by the applicant.
16. First time renters, **with no established credit**, will require a co-signer.
17. First time renters, **with established credit**, will require a co-signer or added security equal to one month rent.

III. INCOME REQUIREMENTS

18. Monthly income equal to three (3) times the monthly rent. (Except for Public Housing Participants)
19. If monthly income does not meet three (3) times stated monthly rent, an additional one month's rent or qualified roommate will be required, or co-signer, otherwise would be denied.
20. If co-signer is required, their monthly income should equal five (5) times the stated monthly rent.
21. A current paycheck stub will be required if we are unable to verify income over the phone or fax.
22. Some form of verifiable income will be required for unemployed applicants.
23. Self-employed applicants will require proof of income by tax returns or bank statements.

IV. EMPLOYMENT REQUIREMENTS

24. Verifiable employment is required. If unemployed and unable to verify income as able to pay rent, will be denied.
25. Self-employed individuals must be verified through the state or tax returns or bank statements.
26. Added security is needed for temporary or seasonal employees.
27. Military Income may require an allotment.
28. Must have been employed at least the past 6months at current or previous employment, if not added security or a co-signer will be required.

V. CREDIT REQUIREMENTS

29. Good credit required.
30. 4 or more accounts that are 30 or more days past due OR if fifty percent or more of the credit report is negative will result in a denial.
31. 5 or more unpaid public records will result in denial. (with some exception for medical collections and parking tickets)
32. Outstanding debt to property management or landlord will result in denial; applicant may be reconsidered once the debt is paid. Any judgment paid or not, for a landlord within the past 3 years will be automatic denial.
33. Any applicant with a bankruptcy not showing as discharged is denied until shown otherwise.
34. After a discharged bankruptcy, applicant must show six (6) months of positive established credit. Any negative credit after a bankruptcy will result in a denial
35. Credit showing more than \$2,500.00 in bad debt will result in denial.

VI. CRIMINAL RECORDS

- 36. Any criminal offense, which has taken place within the last 7 years, is a consideration for denial, based on the following.
- 37. If there is a criminal conviction and the applicant has been out of jail/prison less than (7) years they will be denied.
- 38. If the criminal offense was of a physical or violent nature against either person or property, the applicant will be denied.
- 39. Any Wants, Warrants or criminal convictions in the last seven years to include but not limited to the following: possession, use sale or manufacture of a controlled substance, sexual offense crimes, illegal weapons charges, arson, murder, homicide, kidnapping, assault, vandalism, theft, or any offense that would hamper the resident's peaceful enjoyment of the premises will result in denial.

VII. CO-SIGNER REQUIREMENTS

- 40. Must meet general qualifications
- 41. Co-signers must have good credit and earn at least 5 times the rent.

VIII. AUTOMATIC DENIALS

- 42. Any collection or judgment filed by a property management company over \$100.00, within the past 3 years will result in denial. After 3 years and once the collection/ judgment is paid, will result in one month's additional security.
- 43. Any unlawful detainer action or eviction, which has been within the last three (3) years results in denial.
- 44. Any current 3-day notice will result in denial.
- 45. Any false or misleading information can result in a denial.
- 46. Unfavorable information for any individual applicant may result in denial of all applications for the household.
- 47. Any open Bankruptcy will result in a denial if not discharged.
- 48. Any criminal activity including selling or possession with intent to sell drugs will result in an automatic denial.
- 49. Any criminal activity of the physical or violent nature is an automatic denial. Criminal activity includes, but is not limited to the following behavior: prostitution (RCW9A.46); assault (RCW 9A.36 and 9A.44) the unlawful use of a firearm or other weapon (RCW 9.41); damage to property (RCW9A.48); theft of property(RCW 9a.56) burglary or car prowls (9A.40); or any other nuisance -type activities.
- 50. An employment reference, in which the employer indicates that the employment will end and the income level will drop below 3 times the rent.
- 51. False information or lack of information on the written application can result in an automatic denial
- 52. Any undisclosed previous rental address.
- 53. Lack of response from applicant for additional information after the 3rd business day.

Acknowledgement of Screening Criteria

In compliance with the **Fair Credit Reporting Act**, we are informing you that information as to your character, general reputation and mode of living will be verified. I, as the prospective tenant agree that the facts set forth in this application are true and complete, and that a complete investigation of all on this application will not constitute invasion of privacy. I authorize LPS Inc. to obtain credit reports, bank information, employment information, and/or character reports as necessary. I authorize my employers and references to release such information as necessary. LPS Inc. has my permission to release information found in screening. I understand that any misrepresentations will be sufficient cause for dismissal or voiding of this application. False, fraudulent or misleading information may be grounds for denial of tenancy, or subsequent eviction.

In compliance of the **Washington State Fair Screening Act**, I acknowledge that I have been notified of the rental criteria for the applied for property and understand what requirements will be used to determine acceptance.

You have the right to dispute the accuracy of the information reported, and upon written request, the right to obtain a copy of any and all reports. Direct inquiries to- LPS Inc. 16625 Redmond Way, PMB #M-446, Redmond, WA 98052. 1-800-577-8282

Signed _____ Dated _____
Tenant

Signed _____ Signed _____ Dated _____
Landlord Position



Landlord Protection Service, Inc. Payment Agreement

I agree to pay all services requested, in full at time of request. I also agree that the form of payment will be either Visa or Mastercard. I also understand that if the amount billed should be declined by my credit card provider, the service I have requested will not be processed.

Signed

Date

Card Type: Mastercard _____
 Visa _____

Card number: _____

Expiration Date: _____

Name on Card: _____

Quantity	Description	Price	Amount
	LPS Application Fee:	\$	
	Payable to LPS INC.		
		Tax	Included
	SALE SLIP	Total	\$ 00

Purchaser Sign Here:

X _____

Cardholder acknowledges receipt of goods or services in the Amount of the Total shown hereon and agrees to perform the Obligations set forth in the Cardholder's agreement with the issuer.

Merchant Copy

Meridian Valley Property Management

15423 SE 272nd St., Suite 110, Kent, WA 980342
Bus.253-630-0132 Fax 253-981-0112