



First in Time Ordinance Handout for Prospective Tenants in Seattle

In accordance with RCW 59.18.257(1), the requirements for this rental property are listed below.

Property Address: 5214 38th Ave NE, Seattle WA 98105

Check this box if this property is exempt from the “First in Time” Ordinance because the unit is set aside specifically for vulnerable populations.

Please apply online at:

<https://apply.alliance2020.com/a/IO6/?address=5214+38th+Ave+NE+Seattle+WA+98105&unit=&rent=3300>

The submission of this application is required to screen the prospective tenant. The application costs \$38 per applicant, paid only with credit or debit card. Everyone above 18 years old that will live in the rental unit must apply. The application is considered complete when all proposed occupants 18 years and older have applied and each application includes all of the information stated in this notice.

The landlord for this rental does / does not accept comprehensive reusable tenant screening reports.

Specific Information for Subject Property:

Smoking Prohibited: YES NO

Pets: ALLOWED NOT ALLOWED SUBJECT TO RESTRICTIONS:

Lease Term: 2 + months

Co-signers accepted: YES NO only:

Renter’s Insurance Required: YES NO

Minimum Security Deposit: Equal to one month’s rent less non-refundable application fee

Last Month’s Rent Required: YES NO In lieu of no credit

The landlord requires the entire application be filled out via Alliance 2020.

Criteria that may result in denial of your application:

- Failure to meet any of the below mentioned screening criteria
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If you are denied, you have the right to obtain a free copy of the consumer report. Please contact a Credit Reporting Agency if your application is denied:

Alliance 2020 Customer Service: 425-227-9246, support@alliance2020.com

Our screening criteria:

Photo Identification

Credit Score: 675+

Provide two years favorable residence history

Verification of employment and salary/wages

Provide eviction history

WPM/Prospective Tenant

First in Time Pamphlet



Provide Criminal History & and sex offender registration

Proposed pets that will live in unit

Whether or not prospect smokes

Income should have a 3:1 ratio to the monthly rent, verified by:

- Verification of employment and salary/wages
- Recent paystubs from verifiable employer
- Tax return copies for self-employed applicants
- Proof of regular investment earnings, social security or other form of governmental rental supplement
- Any additional sources of income that applicant wishes to disclose for us to consider

We suggest you send an email to the property manager to confirm that we've received your application.

You must respond to any information requests within 72 hours.

If you are approved for tenancy, you must accept or deny the offer in writing within 48 hours of the time we notify you.

Applying with Roommates?

When considering applications of roommates for a rental, and whether they meet the owner's minimum rental criteria, Credit Scores of Tenant Applications will be combined to derive a weighted average credit score (weighted based upon percentage of applicant group's income).

i.e. If Mary earns \$4,500/month and has a 695 credit score and Bill earns \$3,000/month and has a 600 credit score, then:

Combined income = \$7,500/mo. Mary's income is 60% and Bill's is 40% so:

$(60\% \times 695) + (40\% \times 600) = 657$ combined weighted average credit score

Need more time?

If you require more time to complete the application, either due to requiring language assistance or disability, the applicant has the right to request more time. The landlord is required to give reasonable accommodation. Please provide proof of the need for assistance, and let the Property Manager know so he or she can take note of your place in line.

Criminal History

Windermere Property Management/JMW considers a criminal background on a case by case basis in accordance with the U.S. Supreme Court decision and HUD guidelines. We do not automatically exclude rental applicants based on criminal history. Any criminal history will be evaluated in consideration of when the crime occurred, what the underlying conduct entailed, and/or what the rental applicant has done since the conviction.