



Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references.

You will also be asked to provide information on your monthly income, and please note that most properties require that an applicant combined gross income is at least 2.95 times the monthly rent amount.

Each resident over the age of 18 must submit a separate rental application.

Tenant Rental Criteria

Identification:

Applicants must provide current government issued photo identification.

Income, Applicant may be denied for:

Lack of proof of income Monthly household income less than 2.95 time(s) the stated monthly rental amount.

Credit History Applicant may be denied for:

Open bankruptcy
Tax lien foreclosure
Past due mortgage

Judgments or collections
Bankruptcy dismissed or discharged within the past 6 months.

Criminal History:

Applicant may be denied on any pending charge or conviction where the date of disposition, release or probation has occurred within the past seven years for:

Drug related offenses
Murder
Arson
Sex Crimes and/or crimes against a child
Assault
Vehicle Prowling

Manslaughter
Domestic Violence
Malicious mischief
Registered or Unregistered Sex Offender
Burglary Robbery Kidnapping Forgery

Employment History Applicant may be denied for:

Employment for less than 12 months with current employer OR less than 24 months in the same or similar field of work Unverifiable employment.

Evictions and Judgments Applicant may be denied for:

Eviction filed in the past 7 years
Judgment or collection for damage to rental unit.
Judgment or collection for unpaid rent.

Rental History Applicant may be denied for:

Unverifiable rental history
Less than 24 months of rental history
Unfulfilled lease obligation(s)
Pending Evictions
2 or more late payments within a 12-month period
1 or more NSF checks in a 12-month period

2 or more complaints in a 12-month period
Unauthorized occupant(s) and/or Pet(s)
Damage to the unit or property
Current or past balance owing for deposit, rent, fees or damages.

If your application is denied the landlord is required to provide you with a written notice of adverse action that states, the reason(s) for taking adverse action (RCW 59.18.257). Adverse action can be denial of your application or approval on condition (co-signer required, increased deposit, last month's rent, increased monthly rent). You have the right to dispute the accuracy of the information in the tenant screening report. You have the right to a free copy of your tenant screening report. To dispute the accuracy of your tenant screening report or to request a free copy of your tenant screening report please submit your request in writing with a copy of your photo ID to:

AppFolio (Consumer Relations)
50 Castilian Drive
Goleta, CA 93117

Phone: (866) 359-3630
Fax: (866) 496-8077
Web: www.appfolio.com/consumer

By signing, the applicant acknowledges receipt of the prospective landlord's criteria that may result in denial of your application. Screening fees are non-refundable. Applicant may be denied for providing false, inaccurate, or misleading information or for an incomplete application.

In the City of Tacoma, at the time of rental application, the landlord must provide the tenant with the following website along with written rental criteria. Tenants will be able to access information about code violations, findings on discrimination cases, and register to vote at: www.cityoftacoma.org/rentalhousingcode.

For City of Tacoma renters, when a rental agreement or lease is offered, the landlord must provide the tenant with a written copy of the summaries of rights and responsibilities prepared by the City. This information must also be provided to existing tenants within thirty (30) days of being made available by the City of Tacoma. The initial distribution of information to tenants must be in written form and landlords must obtain tenant's signature documenting receipt of such information.

In the City of Tacoma, an applicant(s) may request to pay move-in costs in payments at the time of application, which will consist of Security/Damage Deposit, Last Month's Rent (if required as a condition of residency), Pet Fee and Other Non-Refundable Fee(s). Applicants must complete a Move-In Payment Plan form which must be completed at the time of application approval by Spinnaker Property Management before the Application to Rent may be approved. No fee or interest will be charged should the applicant choose to pay the above in payments. However, should the resident fail to pay any of the above payments according to the agreed-upon payment schedule above, it will be considered a breach of the rental contract, and the resident will have ten (10) days to pay the balance owed in full.

If you have any questions during the application process, please reach out to leasing at:

Email: leasing@spinnakerpm.com

Call: 253-590-4598