



Rental Criteria

Thank you for considering a home or apartment with Integrity Property Management. We are committed to working with prospective tenants to find a home that can fit their personal situations. It is Integrity's policy to actively pursue and offer equal housing for all persons regardless of race, color, religion, sex, national origin, familial status, disability or any other federal, state and local laws regarding fair housing.

Our Rental Criteria below is a guideline for approving new tenants. Every situation is unique and we will try to work with all prospective tenants. If you feel like you would be a great tenant but do not meet all the criteria below, please call and speak with a property manager about your situation. ALL individuals over the age of 18 that will be living in the household must fill out an application. Qualification for a property is determined based upon the entire household. Property (unit) can only be held up to **10 DAYS before lease must start** (e.g., occupancy begins). This could change based on unit availability. All applicants applying to rent must submit their application within 24 hours or they lose their position and the next applicant will be processed.

- **Completing an Application:** Every person age 18 and above must complete a rental application. If any applicable fields are left blank or are filled incorrectly, this can cause a delay in processing and can result in your application being denied. Falsifying information is grounds for denial of your application.
- **Identification/Social Security Card:** Applicant must provide valid, verifiable government issued identification. Example: A Valid Driver's License and or Government ID. Applicant is required to provide valid, verifiable copy of your social security card and/or a copy of your tax statement that was filed the previous tax year.
- **Sufficient income requirements:** Gross income (including co-applicant) shall be a MINIMUM of three (3) times the rent amount. Must be able to document all income. Verifiable Resources: Current Pay stub, Valid Social Security or Retirement Statement. Applicants that are Self Employed and /or are an independent contractor must provide: Current 3 months of bank statements, current tax form filed from previous year and business license.
- **Roommates:** No more than 3 adults per single family dwelling and no more than 2 occupants per bedroom will be allowed. Two or more adults who are applying for a property may qualify with a combined income with 1 year of verifiable rental history. If you do not have shared rental history, it is required that one tenant make 3 times the rent and all other tenants to make 2.5 times the rent.
- **Credit Requirements:** Our office requires that you have reasonable credit, meaning that there needs to be more positive standing accounts versus delinquent payments and/or collection accounts. If there is a Court Judgment please provide a letter of explanation. Certain Court Judgments against you may result in denial of your application. Collections, Judgments and/or money owed to other owners, managers or apartment complexes can result in denial. Discharged bankruptcies accepted after 6 months of re-established credit.

Integrity Property Management
10309 Canyon Rd E
Puyallup WA 98373
Office: 253-466-3588 Fax: 253-466-3668



- **Rental History:** Rental history must be verifiable from unbiased sources. If you are related by blood or marriage to any of the landlords listed we will need additional contact information for rental history from an unbiased source. We will verify a minimum of two rental references. If you have limited or no rental history you will need to meet all other screening requirement's and your application may result in a conditional approval i.e., requiring an additional security deposit and/or a co-signer. It is your responsibility to provide us with the information necessary to contact all landlords. If you are a homeowner we will need to verify ownership. Poor references from previous landlords may result in denial of your application. Evictions/Outstanding Balances: If you have had an eviction/outstanding balance in order to consider your application there must be no balance owing to previous Landlords and positive rental history must have been re-established since that time. Applicant must also meet remainder of screening requirements.
- **Co-signer Requirements:** To qualify, Co-signers must be related to the tenant and provide verifiable proof of: 3 times the rent in their gross monthly income, home ownership in Pierce County is preferred and better than average credit.
- **Criminal History:** Criminal convictions within the last seven years could result in the denial of your application, To be considered please provide a written explanation including the offense date, type of charge/conviction and amount of time served and documentation from the courts including police reports along with your application you submit.
- **Application Back-up Policy:** Your application must include all of the necessary documents to be placed in a back-up position.
- **Approval on Properties Unseen:** If you are not local and are unable to view a property once your application has been approved you may have a personal representative view the property for you.
- **Holding Fees:** **Holding fees** paid to Integrity to secure a property and place it on hold will be considered non-refundable and will be forfeited in the event you withdraw the application after you have been approved or are dissatisfied with the property and do not sign the lease upon your arrival. **Holding fees are applied to the Security Deposit once a lease has been executed and all parties have signed.**
- **No Smoking:** No smoking is allowed in any of our properties.
- **Pet Friendly Properties:** For your pet to qualify at a pet friendly property, it must be at least 1 year of age, you will need to provide verifiable rental history with your pet, no more than 2 pets per household, minimum of **\$300.00 dollars per pet** is required, (additional pet deposits may be added per pet depending on owners preference). We will not accept animals over 30lbs. Larger pets over 30lbs will need prior approval as allowance of pets varies from property to property. A photo of your pet is required for our files. A receipt for a professional flea treatment will be required when vacating the property.
The following breeds are restricted, however this list is subject to change based on owners preference: Pit Bull, Pit Bull Mix, Rottweiler, German Shepherds, American Stafford shire Terrier, Doberman Pinschers, American Bull Dogs, Huskies and Bull Mastiffs.

***Service Animals are the exception* Documentation will be required.**

The above criteria is subject to change without notice and due to individual circumstance.

Integrity Property Management
10309 Canyon Rd E
Puyallup WA 98373
Office: 253-466-3588 Fax: 253-466-3668