

Pillar Properties Resident Screening Policy

Pillar Properties operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

All applications are considered complete upon the submission of a completed application, payment of the application fee, and payment of the holding fee pursuant to 59.18.253 RCW, in addition to any information as set forth below. The application screening fee is \$45, and the holding deposit is \$600, and is subject to the terms and conditions provided separately. Applicant's copy of this application is the receipt for such payments. The application fee is non-refundable, regardless of approval status.

The Holding Deposit will be retained by Owner as liquidated damages; in which all further obligations to rent the Leased Premises shall be terminated if: (1) the rental application is withdrawn by Residents, for any reason after twenty-four (24) hours; (2) the rental application is approved, with or without conditions, such as a guarantor or additional security deposit, but Residents do not execute the Residential Lease Contract as and when required by Owner (within 72 hours of approval); or (3) Residents have provided false or misleading information within the rental application.

Applicant has 24 hours from date of deposit to cancel this reservation and receive a full refund of the holding deposit. The deposit shall only be refunded if the owner rejects the applicant after a credit, reference check, and verification of data provided by the applicant.

At select Pillar Properties: All applicants, regardless of pet ownership status, are required to complete a PetScreening profile as part of the application process. This includes applicants with household animals, assistance animals, and those without animals. The PetScreening platform ensures proper screening and validation of pet-related documentation and provides a standardized risk assessment for household pets.

Applicants with animals will be subject to pet fees, deposits, and/or pet rent based on the FIDO score generated by PetScreening. Assistance animals must also be processed through PetScreening for reasonable accommodation verification. No fees apply to verified assistance animals. Applicants with no animals must still complete a profile and select the "No Pet" option to acknowledge our pet policy. Failure to complete the PetScreening profile may result in delays or denial of the application.

An applicant can switch to an apartment home in the same building within 24 hours of approval without a fee. A cancellation fee of \$150 is applied should an applicant switch apartment home after the initial approval. Rates and terms will vary.

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees. Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied. The application fee is non-refundable unless otherwise provided by state or local law.

As part of your rental application process, RentGrow Screening will create a rental report that accesses up to three types of information about you: 1) credit/financial records; 2) court records; and 3) personal references. Any negative, misleading, or unverifiable information may result in the denial of your application.

Pillar Properties does not accept reusable screening reports, however reserves the right to run additional screening for new residents using the criteria and screening company noted below.

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1. **OCCUPANCY GUIDELINES** – The following occupancy standards apply based on two (2) persons per bedroom, plus one (1) per apartment.

Studio	2 people
1 Bedroom	3 people
2 Bedroom	5 people
3 Bedroom	7 people

2. **IDENTIFICATION** – All applicants are required to provide positive identification including one of the following: government issued identification (military identification, driver's license or passport), birth certificate, social security card, or other verifiable identification.
3. **INCOME** – Income must be verified in writing as to its amount or receipt by applicant, using any of the supporting income documents listed below:
 - 3 Most Recent Paystubs
 - Tax Return from the Most Current Year
 - Bank Statements that Total Three Times the Monthly Rent for the Term of the Lease
 - Offer Letter
 - Employer, State Institution, Government Institution or Loan Documents that Support a Housing or Living Stipend

Pillar Properties will not accept any screenshots or deposit confirmation activity. All items and deposit amounts listed above are subject to change. Paperwork must be valid and current.

4. **RENT TO INCOME RATIO** – Written verification of income equal to three (3) times the monthly rent per household is required along with necessary supporting documents.
5. **CREDIT** – RentGrow evaluates credit and rental history against indicators of future rent payment performance. All applications are evaluated based on statistical data available such as payment history, quantity and type of accounts, outstanding debt, and age of accounts. The rental scoring system will compare your application to RentGrow's database and by evaluating those statistics and real data in accordance with this criteria, RentGrow will provide management with a recommendation.
6. **CRIMINAL HISTORY** – Pillar Properties is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, except sex offender registry information of applicants or tenants convicted as an adult for crime(s) requiring registration on a local, state or national sex offender registry, and subject to the exclusion and legal requirements in Section 14.09.115.

The tenant screening investigation includes a criminal background screening, limited to sex offender registry information only. All applicants will be screened for registry information. Pillar Properties considers the entire application and considers prior convictions reportable under the Fair Credit Reporting Act and rules of Washington, limited to those appearing on a local, state, or national registry only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry:

- The nature and severity of the conviction;
- The number and types of convictions;

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- The time that has elapsed since the date of conviction;
 - Age of the individual at the time of convictions
 - Evidence of good tenant history before and/or after the conviction occurred; and
 - Any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.
7. **RESIDENT HISTORY** – We reserve the right to verify rental history listed on background check or within the application. Resident history that indicates multiple late payments, returned checks, poor housekeeping, conduct disturbing the rights and comforts of other residents, unauthorized occupants, property damage or failure to adhere to policies and regulations of a prior rental agreement will result in denial.
8. **EVICTIION HISTORY** – Five (5) years of eviction free history is required for approval.
9. **GUARANTOR/CO-SIGNOR** – Guarantors will be accepted for applicants at the discretion of Pillar Properties when the applicant does not meet the required rent-to-income ratio or is denied on the basis of poor financial history. Only one guarantor per home is permissible. Guarantors must reside in the United States. Guarantors must meet the above established criteria and have gross monthly income equal to or greater than four (4) times the monthly rent.
10. **ADDITIONAL TIME** – As part of this property's commitment to equal housing, and non-discrimination, you may request additional time to complete the application should you need a reasonable accommodation or need translation services. Translation services are applicant's sole expense. Any request must be affirmatively made to management. An application's date of completion will be determined pursuant to SMC 14.08.050.
11. **EXCEPTIONS** – The exceptions provided in SMC 14.08.050 do not apply, except when the available unit is necessary to meet the minimum standards of the Multi-Family Tax Exemption program. If this application is for a City of Seattle MFTE unit, the holding fee will not be forfeited if the applicant chooses not to reside in the unit for any reason but instead will be refunded to the applicant. The landlord is prohibited from taking an adverse action against a tenant based on eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020, and that the Seattle Office for Civil Rights is the department that will enforce any violations of this ordinance.

Signature

Date

Print Name