

1 **II. JURISDICTION AND VENUE**

2 2.1. This court has jurisdiction over this matter pursuant to RCW 2.08.010 and
3 RCW 49.60.030(2).

4 2.2. The Attorney General is authorized to commence this action pursuant to
5 RCW 43.10.030(1) and RCW 19.86.080(1).

6 2.3. The State of Washington brings this action to protect the health and welfare of its
7 residents, including ensuring that Washington residents are not denied housing for unlawful or
8 discriminatory reasons. The violations alleged in this Complaint were committed in whole or in
9 part in Pierce County, by Sunset Ridge Investors and Park Place Asset Management. The
10 Defendants transact business in Pierce County. Venue is proper pursuant to RCW 4.12.020 and
11 RCW 4.12.025.

12 **III. PARTIES**

13 3.1. Plaintiff is the State of Washington.

14 3.2. Sunset Ridge Investors is a for-profit business that is engaged in the rental of
15 residential dwellings in the state of Washington as defined by RCW 49.60.040(9). Sunset Ridge
16 Investors' principal place of business is located at 2960 Camino Diablo Suite 300, Walnut Creek,
17 CA 94597-3961. Sunset Ridge Investors' registered agent in California is located at the same
18 address. Sunset Ridge Investors' registered agent in Washington State is located at 901 5th Ave.
19 Suite 800, Seattle, WA 98164-2048.

20 3.3. Park Place Asset Management is a for-profit business that is engaged in the rental
21 and management of residential dwellings in the state of Washington as defined by
22 RCW 49.60.040(9). Park Place Asset Management's principal place of business is located at
23 2960 Camino Diablo Suite 300, Walnut Creek, CA 98597. Park Place Asset Management's
24 registered agent is listed at the same address.

IV. FACTUAL ALLEGATIONS

4.1. Sunset Ridge Investors owns Sunset Ridge Apartments, a 144 unit apartment complex located at 5918 Hannah Pierce Rd. W, University Place, WA 98467.

4.2. Park Place Asset Management markets, manages, and rents residential housing to the public. Specifically, it markets, manages, and rents Sunset Ridge Apartments at www.thesunsetridgeapartments.com along with third-party websites such as Rent.com and Apartmentguide.com.

4.3. Sunset Ridge Investors and Park Place Asset Management (together, Defendants) are engaged in business that constitutes the conduct of trade or commerce for purposes of RCW 19.86.020.

4.4. In their advertisements for Sunset Ridge Apartments on Rent.com and Apartmentguide.com, Defendants advertise that they provide “[a]ccommodations” including “[d]isability [a]ccess.” Exhibits 1-2. Exhibits 1 and 2 are true and accurate copies of public advertisements posted on Rent.com and Apartmentguide.com by Defendants as of July 21, 2024.

4.5. Defendants use the U.S. Department of Housing and Urban Development’s fair housing equal opportunity logo on their rental application. Defendants state on their rental application that “Sunset Ridge Apartments does business in accordance with the Federal Fair Housing Act and provides EQUAL OPPORTUNITY HOUSING for all people.” Exhibit 3. Exhibit 3 is a true and accurate copy of Defendants’ rental application as of April 18, 2024.

4.6. Despite their public commitments to provide disability access and equal opportunity housing, Defendants have maintained a policy and practice of unlawfully denying housing to individuals because of disability and/or their source of income. These practices include:

4.6.1. Refusing to accept upfront move-in costs in the form of “intent to pay” letters, credit card payments, and bank transfers from providers administering state

1 benefits or subsidy programs. Move-in costs include rental application fees, holding fees,
2 security deposits, and first/last months' rent.

3 4.6.2. Refusing to accept move-in housing costs from providers that administer
4 state benefits and subsidy programs that assist individuals with disabilities to secure
5 housing.

6 4.6.3. Failing to reasonably accommodate prospective tenants with disabilities
7 by accepting promissory notes, credit card, or bank-to-bank transfers for move-in
8 housing costs from providers that administer state benefits or subsidy programs. These
9 providers assist individuals with disabilities in securing housing.

10 4.6.4. Utilizing a rental application that excludes prospective tenants who rely
11 on federal, state, subsidy benefits and other types protected income.

12 4.7. In or around November 2022, one of Defendants' managers informed Clarvida's
13 (formerly Pathways of Washington) housing specialist that the apartment would not accept the
14 provider's "intent to pay" letter which would have been followed by a check 2-3 weeks later.
15 The provider assists individuals with disabilities in securing housing by administering state
16 benefits or subsidy programs that pay for the individuals upfront move-in costs. Defendants'
17 manager told the provider's housing specialist that Defendants' policy required payment of the
18 application and holding fee on the same day an application was made. When the provider's
19 housing specialist offered to make same day payments using a credit card or bank-to-bank
20 transfer, Defendants' manager informed the housing specialist that Sunset Ridge would only
21 accept a check or money order from the tenants themselves.

22 4.8. Thereafter the provider's program manager contacted Defendants' regional
23 manager, who explained that Sunset Ridge Apartments would not adjust their payment policy
24 and would only accept money orders directly from tenants.
25
26

1 4.9. Following a complaint from the provider, the Washington State Attorney
2 General’s Office conducted testing to evaluate Defendants’ compliance with the WLAD, RLTA
3 and CPA.

4 4.10. On January 16, 2024, and April 1, 2024, one of Defendants’ managers turned
5 away an investigator posing as a Medicaid beneficiary who sought to pay upfront move-in costs
6 in a one-bedroom apartment through a state-administered benefits program using an “intent to
7 pay” promissory note. One-bedroom apartments rented for \$1,210-\$1,260 per month. The
8 prospective applicant explained they were disabled, did not pay rent with cash, and needed an
9 exception to Defendants’ general policy requiring payment via personal check, cashier’s check,
10 or money order in order for the tenant to apply to live in a dwelling at Sunset Ridge Apartments.
11 In response, the manager explained they would not make an exception and declined to accept
12 proposed alternative payments through credit card or bank-to-bank transfer. The manager
13 explained Sunset Ridge Apartments would only accept personal checks, money orders, or
14 cashier’s checks.

15 **V. CAUSES OF ACTION**

16 5.1. The State adopts the allegations listed above and incorporates them herein as if
17 set forth in full.

18 **FIRST CAUSE OF ACTION**

19 **(Violation of the WLAD – Disability Discrimination in Housing – Denial of Housing)**

20 5.2. Under the Washington Law Against Discrimination, individuals have the right to
21 be free from discrimination because of disability, including but not limited to, the right to engage
22 in real estate transactions without discrimination. RCW 49.60.030(1)(c), RCW 49.60.222.

23 5.3. Disability is defined as the presence of any sensory, mental, or physical
24 impairment as defined by RCW 49.60.040(7).

25 5.4. By their actions described above, Defendants discriminated against prospective
26 tenants because of disability in violation of RCW 49.60.030(1)(c) and RCW49.60.222 by

1 denying, or refusing to negotiate for the rental of, or otherwise making unavailable a dwelling
2 by employing a policy of rejecting state benefits or subsidy programs from a person with
3 disabilities.

4 5.5. The conduct of Defendants described above constitutes a refusal to rent, negotiate
5 for the rental of, or otherwise make unavailable or deny dwellings to person because of disability,
6 in violation of RCW 49.60.222.(1)(d) and RCW 49.60.222(1)(f);

7 5.6. Prospective tenants and providers serving prospective tenants have been harmed
8 by Defendants' practices alleged above and are "aggrieved persons" as defined by
9 RCW 49.60.040(1).

10 SECOND CAUSE OF ACTION

11 (Violation of WLAD – Disability Discrimination in Housing – Discriminatory 12 Statements)

13 5.7. Under the Washington Law Against Discrimination, individuals have the right to
14 be free from discrimination because of disability, including but not limited to, the right to engage
15 in real estate transactions without discrimination. RCW 49.60.030(1)(c), RCW 49.60.222.

16 5.8. Disability is defined as the presence of any sensory, mental, or physical
17 impairment as defined by RCW 49.60.040(7).

18 5.9. By their actions described above, Defendants discriminated against prospective
19 tenants because of their disability in violation of RCW 49.60.030(1)(c) and RCW 49.60.222 by
20 making a statement in connection with a real estate transaction that directly or indirectly
21 indicated a limitation, specification, or discrimination against prospective tenants, including
22 individuals with disabilities, who rely on federal, state, subsidy benefits and other types of
23 protected income, in violation of 49.60.222(1)(g).

24 THIRD CAUSE OF ACTION

25 (Violation of WLAD – Disability Discrimination in Housing – Reasonable 26 Accommodation Refusal)

1 6.2.3. Discriminating against any person because of disability in any aspect of
2 the rental or marketing of a dwelling;

3 6.2.4. Discriminating against any person on the basis of their source of income
4 in any aspect of the rental of a dwelling;

5 6.2.5. Applying a blanket requirement that prospective tenants can only pay
6 upfront move-in costs and fees using a check, cashier's check, or money order;

7 6.2.6. Failing or refusing to take such affirmative steps as may be necessary to
8 restore, as nearly as practicable, the victims of Defendants' unlawful practices to the
9 position they would have been in but for the discriminatory conduct; and

10 6.3. Imposes a civil penalty of up to \$7,500 for each and every violation of the CPA
11 pursuant to 19.86.140;

12 6.4. Imposes an enhanced civil penalty of \$5,000 for each violation of the CPA that targets
13 or impacts specific individuals or communities based on demographic characteristics,
14 including sensory, mental or physical disability pursuant to 19.86.140;

15 6.5. Imposes liability for up to four and one-half times the monthly rent of the real property
16 at issue, as well as court costs and reasonable attorneys' fees pursuant to 59.18.255(4);

17 6.6. Awards attorneys' costs and fees incurred in monitoring and ensuring compliance
18 with applicable law pursuant to RCW 19.86.080 and RCW 49.60.030(2).

19 The State of Washington further prays for additional relief as the interest of justice may
20 require.

21 //

22 //

23 //

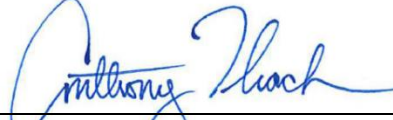
24 //

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26 //

1 DATED this 15th day of August, 2024.

2 ROBERT W. FERGUSON
3 Attorney General

4 

5 VIRAK ANTHONY THACH, WSBA #50004
6 Assistant Attorney General
7 Office of the Attorney General
8 Wing Luke Civil Rights Division
9 800 Fifth Avenue, Suite 2000
10 Seattle, WA 98104
11 (206) 521-3214
12 Anthony.Thach@atg.wa.gov
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EXHIBIT 1

Availability Unknown

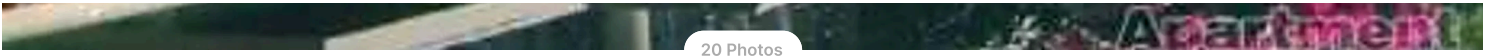


5918 Hannah Pierce Rd W, University Place, WA 98467

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20 Photos



Pet Policy



Sunset Ridge pet rules and policies

Dogs

Dogs Allowed

Small pets welcome

Cats

Cats Allowed

Small pets welcome

Amenities & Features



Amenities and features at Sunset Ridge

Living Space

- Ceiling Fan(s)
- Fireplace
- Oversized Closets
- Washer & Dryer Connections
- Washer & Dryer In Unit

Perks

- Cable Ready
- High Speed Internet Access

Kitchen

- Dishwasher
- Garbage Disposal
- Refrigerator

Outdoor Space

- Balcony
- Deck

Features

- Laundry Facility
- Playground
- Recreation Room
- Swimming Pool
- Tennis Court(s)

Management Details

- On Site Maintenance
- On Site Management

Accommodations

Disability Access

Transit

Public Transportation

Unique

- Abundant closets
- Close to public transportation
- Clubhouse
- Covered parking available
- Deposits range from \$350 to equal to 1 months rent
- Fenced playground w/big toy
- Friendly management
- Large balcony/patio
- Recreation room
- Seasonal swimming pool
- Small pets welcome
- Tennis/sports court
- Three on-site laundry facilities
- Tranquil ponds throughout the property
- Woodburning fireplaces

Parking

Options and pricing

About Sunset Ridge

Learn more about this property

Schools

Learn about schools near this property

Transportation Options

5918 Hannah Pierce Rd W is: Car-Dependent

Places Near Sunset Ridge

10 grocery stores, 10 restaurants, 10 parks

Ratings & Reviews

Sunset Ridge renter ratings

Leasing Terms

Short or long term? Learn your options

Sunset Ridge Office Hours

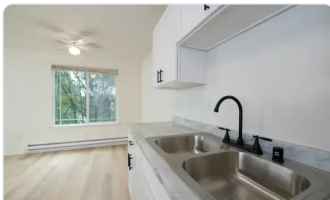
Open today until 06:00 PM

5918 Hannah Pierce Rd W

University Place, WA 98467

[Map View](#) [Street View](#)

Similar Properties



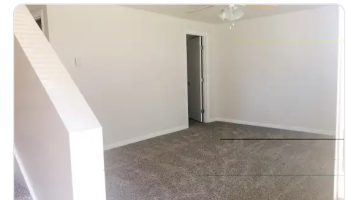
\$1,225+
Warner Park
1-2 Beds • 1 Bath
600-800 Sqft
1 Unit Available



\$1,355+
Trellis on Orchard
1-2 Beds • 1 Bath
680-870 Sqft
Contact for Availability



\$1,285+
Villas at Lawrence Street
1-2 Beds • 1-2 Baths
560-1008 Sqft
2 Units Available



\$1,260+
Fircrest Family Townhomes
2-3 Beds • 1 Bath
1000-1200 Sqft
Contact for Availability

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University Place Apartments Options

[University Place Studio Apartments](#)

[University Place Luxury Apartments](#)

[University Place 1 Bedroom Apartments](#)

[University Place Pet Friendly Apartments](#)

[University Place 2 Bedroom Apartments](#)

[University Place New Apartments](#)

[University Place 3 Bedroom Apartments](#)

[University Place Best Apartments](#)

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 - [Viero Apartments](#) [1111 E Newark Ave](#)
 - [6802 S G St](#) [3012 W J St](#)
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EXHIBIT 2

Availability Unknown

Sunset Ridge

5918 Hannah Pierce Rd W, University Place, WA 98467

1-2 Beds | 1 Bath

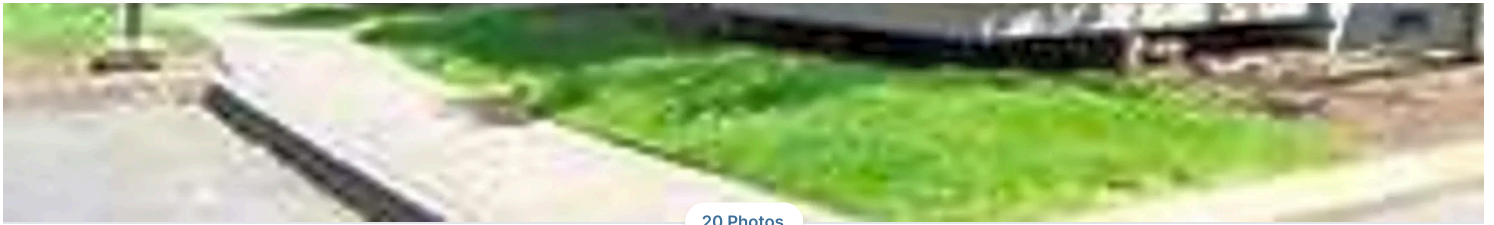
 Dogs OK

 Cats OK

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Sunset Ridge Pet Policies



The ins and outs of having pets

Dogs

Dogs Allowed

Small pets welcome

Cats

Cats Allowed

Small pets welcome



Sunset Ridge Amenities



35 Amenities

Living Space

- Ceiling Fan(s)
- Fireplace
- Oversized Closets
- Washer & Dryer Connections
- Washer & Dryer In Unit

Perks

- Cable Ready
- High Speed Internet Access

Kitchen

- Dishwasher
- Garbage Disposal
- Refrigerator

Outdoor Space

- Balcony
- Deck

Features

- Laundry Facility
- Playground
- Recreation Room
- Swimming Pool
- Tennis Court(s)

Management Details

- On Site Maintenance
- On Site Management

Accommodations

- Disability Access

Transit

- Public Transportation

Unique

- Abundant closets
- Close to public transportation
- Clubhouse
- Covered parking available
- Deposits range from \$350 to equal to 1 months rent
- Fenced playground w/big toy
- Friendly management
- Large balcony/patio
- Seasonal swimming pool
- Small pets welcome
- Tennis/sports court
- Three on-site laundry facilities
- Tranquil ponds throughout the property
- Woodburning fireplaces

About This Property

Lear more about Sunset Ridge



Schools near Sunset Ridge

Learn about schools near this property



Getting Around

Sunset Ridge is: Car-Dependent



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Explore the Area

10 grocery stores, 10 restaurants, 10 parks



Sunset Ridge Reviews

Share your experience



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Office Hours

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5918 Hannah Pierce Rd W

University Place, WA 98467

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Properties similar to Sunset Ridge



\$1,355+

Trellis on Orchard

1-2 Beds • 1 Bath
680-870 Sqft
Contact for Availability

Schedule Tour



\$2,000+

Grand Ridge Apartments

2 Beds • 1-1.5 Baths
818-877 Sqft
8 Units Available

Check Availability



\$1,675+

Echelon Apartments

Studio-3 Beds • 1-2 Baths
506-1158 Sqft
9 Units Available

Check Availability



\$1,265+

Chambers Creek Estates

Studio-3 Beds • 1-2 Baths
546-1315 Sqft
7 Units Available

Schedule Tour

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University Place Apartments Options

University Place Studio Apartments

University Place 1 Bedroom Apartments

University Place 2 Bedroom Apartments

University Place 3 Bedroom Apartments

University Place 4 Bedroom Apartments

University Place Luxury Apartments

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University Place New Apartments

University Place Best Apartments

University Place Balcony Apartments

University Place Furnished Apartments

University Place Apartments With Laundry Facilities

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4244 8th Ave NE

1108 17th Ave

2050 Southeast 8th Place

2334 McGilvra Blvd E

14346 32nd Ave NE

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4505 100th St NE

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Beryl

Guinevere

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EXHIBIT 3

SUNSET RIDGE APARTMENTS
5918 Hannah Pierce Road West-A
University Place, WA 98467

Please return this application with the following items

_____ **Money Order for \$40.00 PER APPLICATION** made payable to Sunset Ridge (Separate money order from holding fee)

_____ **Money order for \$250** holding fee / security deposit left blank

_____ Legible Copy(s) of I.D. or Drivers License

_____ Legible Copy(s) of Social Security Card

_____ Current Utility bill showing proof of address

_____ Last 2 months of Bank statements,

_____ Legible Copy(s) three mo. Current Paystub, Proof of Income or L.E.S.

_____ Liability release form (attached to this packet) filled out completely

Please make sure you have the application completely filled out, **all blanks must be filled out, and you have signed it.**

Thank you for your interest in **Sunset Ridge Apartment Homes!**

Please return the Rental Application as soon as possible, our units rent quickly.

If you have any questions feel free to call **253-474-1336** thank you.

MANAGERS • LIST-Visual proof of Driver's License or State I.D. Yes No I.D. Checked by: _____

APARTMENT COMMUNITY Sunset Ridge COMMUNITY CONTACT Liya/Irina COMMUNITY TELEPHONE # 253-474-1336

Each adult over the age of 18 must fill out a separate application.

APPLICATION TO RENT

APARTMENT # _____ MOVE-IN DATE _____ RENT \$ _____ LEASE _____
 Applicant's phone # _____ email Applicant's phone # _____

APPLICANT'S (LEGAL) Last Name		First	Middle	Soc. Sec. #	Birthdate	Driver's License # and State	
Other names used:		1	Full Name	RELATIONSHIP	DOB	3	Full Name
Type and size of pets: (Keeping a pet requires a deposit and management's consent.)		Other persons to occupy rental property:	2	Full Name	RELATIONSHIP	DOB	4
			Full Name	RELATIONSHIP	DOB		

RESIDENCE HISTORY

APPLICANT'S Present Address	City	State	Zip	Phone	Monthly Payment
Name of Present Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend					<input type="checkbox"/> OWN <input type="checkbox"/> RENT
Landlord Daytime Phone:		Landlord Evening Phone:			
APPLICANT'S Previous Address	City	State	Zip	Phone	Monthly Payment
Name of Previous Landlord <input type="checkbox"/> Mortgage Co. <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend					<input type="checkbox"/> OWN <input type="checkbox"/> RENT
Landlord Daytime Phone:		Landlord Evening Phone:			

EMPLOYMENT HISTORY (if transferring give a local contact number)

APPLICANT Employed By	Monthly Salary	Supervisor's Name	How Long?
	\$		Yrs. Mo's.
Address	City	State	Zip
Occupation / Department			
APPLICANT <input type="checkbox"/> Previous Employment <input type="checkbox"/> Second Job	Monthly Salary	Supervisor's Name	How Long?
	\$		Yrs. Mo's.
Address	City	State	Zip
Occupation / Department			

ADDITIONAL INCOME Additional income such as child support or alimony need not be disclosed unless such Additional income is court ordered and is to be included for qualification hereunder
 Amount of \$ _____ per _____ Source _____

CREDIT & LOAN REFERENCES

Auto #1 (Make & Model)	License Plate	State	Car Payment made to	Address	Monthly Payment
Loans, Charge Accounts & Credit Cards owed to					Total Debt
Account #					\$
Address					Monthly Payment
Bank or Savings and Loan	Branch	Address	Checking Account #		
Bank or Savings and Loan	Branch	Address	Checking Account #		

IMPORTANT INFORMATION

Name of APPLICANT'S Nearest Relative	Relationship	Address	City	State	Zip	Phone
()						
Name of APPLICANT'S Nearest Relative	Relationship	Address	City	State	Zip	Phone
()						
Emergency Contact	Relationship	Address	City	State	Zip	Phone
()						
Personal Reference/Non-Relative	Relationship	Address	City	State	Zip	Phone
()						

WE RENT TO PEOPLE WITHOUT REGARD TO COLOR, RACE, RELIGION, SEX, MARITAL STATUS, PHYSICAL DISABILITY, AGE, FAMILIAL STATUS, SEXUAL ORIENTATION OR NATIONAL ORIGIN.

HAVE YOU EVER BEEN EVICTED OR NAMED AS A DEFENDANT IN A UNLAWFUL DETAINER LAWSUIT? YES NO

IF YES: CITY _____ STATE _____ APT NAME _____

In compliance with the fair credit reporting laws, you are advised that a screening will be conducted regarding the information listed on this application and your credit, character, general reputation and rental history. By signing this application, you authorize management to obtain credit reports, rental and employment verification, bank information and character information as necessary. Management is authorized to release any information obtained during the screening process to landlord and landlord's agents and employees. Applicant has the right to dispute the accuracy of information obtained during the screening process. If the application is denied because of credit, applicant may obtain a copy of the credit report from the credit reporting agency.


I certify that to the best of my/our knowledge all statements are true and complete. False, fraudulent or misleading information shall be grounds for denial of tenancy or subsequent eviction.
 Management and agent are hereby released of liability for denying me based on information provided and learned as a result of this application.

Non-Refundable Process Fee \$ _____ CHECK/MONEY ORDER # _____

Applicant understands that he/she acquires no rights in an apartment until a Rental Agreement has been signed by both Management and Applicant. Applicant requests landlord to hold Unit _____ for applicant while the screening process is completed. If this application is not accepted, the holding deposit will be refunded. If the application is accepted and applicant chooses not to occupy the unit being held, applicant forfeits the holding deposit and no portion of it shall be returned.

How did you hear about us? _____

I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy.

Signed _____ Applicant Dated _____ EQUAL HOUSING OPPORTUNITY 

**LIABILITY RELEASE
AUTHORIZATION TO RELEASE INFORMATION**

Park Place Asset Management, A California Limited Partnership, through its designated agent(s) and employees, is hereby authorized to contact my previous employers, co-workers, and schools I attended, and former residences and to perform a complete investigation, including but not limited to my personal background, credit history, work history, criminal background, workers compensation and civil litigation screening for the purpose of evaluating me. Information collected will be utilized by Park Place Asset Management to assist in evaluating applicant.

I understand that any misrepresentations or omissions may result in dismissal. I hereby authorize all corporations, companies, credit and/or collection agencies, schools, landlords, law enforcement agencies, and present and former employers to furnish all requested information to Park Place Asset Management and its agent(s). I agree to release from liability all persons and companies giving information and opinions on me, even if I disagree with the opinions.

Applicant:

Social Security Number

Date of Birth

Driver's License #/State/Expiration Date

Signature

Date

EQUAL OPPORTUNITY HOUSING PROVIDER BASED ON THE FOLLOWING CRITERIA FOR ALL RENTAL APPLICATIONS

Sunset Ridge Apartments does business in accordance with the Federal Fair Housing Act and provides EQUAL OPPORTUNITY HOUSING for all people. Each person age 18 and above must apply separately and complete an application. The eligibility and screening criteria are applied equally and consistently to all applicants.

Each adult (18 years or older) must complete an application to rent. **INCOMPLETE APPLICATIONS** will not be processed. In addition, all data and references listed on the application must be verifiable. Providing false information on the application shall be cause for denial. You need to provide bank statements for the past two months and a current Utility Bill.

Identification:

1. A Government issued I.D. is required from all applicants, which will be photographed.
2. A Social Security number, Individual Tax Payer Identification Number (ITIN) is required for the purpose of obtaining a consumer credit report.

Rental Verification:

Applicants must have good previous rental history. Any documented complaints, damage or any other derogatory reference will result in an automatic denial of the rental application. **Any eviction filing/judgments, skips or money owed to a previous landlord will result in an automatic denial of the rental application.**

Income:

Applicants must make 2 ½ times the amount of rent in order to be considered for residency. Most recent pay stubs are required. Self-Employed applicants must provide previous year's tax return.

Credit will be based on a consumer traditional credit report. Derogatory credit may result in denial of application. All Chapter 7 Bankruptcies must be discharged and all Chapter 13 Bankruptcies must be dismissed. Supporting documentation will be required. Foreclosures may require either an additional deposit.

Criminal Background:

A criminal background check will be processed on each applicant. Any applicant that poses a threat to themselves, others or the property will be disqualified.

SUNSET RIDGE APARTMENTS
Rental Application Requirements and Criteria

Please read before applying

A **\$40.00** non-refundable fee is charged for processing each application.

****Picture I.D. And Social Security Card must be provided. Refusal to do so is grounds for not accepting your application.**

A CREDIT HISTORY

1. A good credit history is required for approval.
2. Good references, good rental history and lack of debt may offset lack of credit.

B. EMPLOYMENT HISTORY

1. Must have at least one-year employment on same job or related jobs.
2. Income must be verifiable through employer contact, current pay stubs or other means, and must be garnishable.
3. Gross income must be 2.5 times the amount of rent.

C. RENTAL HISTORY

1. One year of current rental history (from non-family member) is required. Your name must be on the rental agreement, or lease to qualify.
2. One year of home ownership is acceptable.
3. Two years total history is required.
4. High school or college graduate with no history, but with excellent credit and job may be considered by the regional manager.

D. DENIAL - APPLICATIONS MAY BE DENIED FOR THE FOLLOWING REASONS

1. Falsified application.
2. When there is knowledge an applicant has been convicted of a crime that would put the community or its residents at risk.
3. Applicant has unpaid debt payments exceeding 1/3 of the monthly income.
4. Applicant who have been evicted from a rental property, has any unlawful detainer(s) or has any monies owing to an apartment community.
5. Applicant is under 18 years of age.
6. There is a third-party rental reference who would not re-rent for documented reason.

E. BANKRUPTCIES

1. Bankruptcies will be evaluated based on reason, type, whether credit has been established since the discharge date, and the time frame since the discharge date.

F. SECURITY DEPOSITS

1. All the security deposit will be retained by Management if Resident fails to occupy the premises for at least six (6) months if on a month-to-month rental agreement or vacates prior to expiration of the lease agreement.

Applicant _____

Applicant _____

Applicant _____

Applicant _____