

## **Neptune Rental Criteria**

Simpson Property Group does not discriminate against any person based on race, color, religion, gender, national origin, familial status, or disability. The rental criteria listed below explains the policies of this community regarding criteria that must be met by each applicant in order to be approved for residency.

All applications are considered complete upon the submission of a completed application and payment of the application fee for the purpose of a resident screening report, in addition to any information as set forth below.

**Age** – All applicants must be of legal majority age. All applicants or current occupants who reach the legal majority age (which is 18 years old in most states) are required to complete an application. All applicants of legal majority age who are still dependents of their parent(s) and/or guardian(s) and are currently living with their parent(s) and/or guardian(s) may be listed as an occupant only on the lease and will only be screened for criminal history. All other applicants of legal majority age will be required to be listed as a leaseholder and will be subject to all screening listed below.

**Identity Verification** – All applicants are required to show a driver's license, or a government issued photo identification either upon applying or at the time of move-in. Simpson Property Group uses the Identity and Fraud Services of Equifax Information Services, LLC ("Equifax"). Applicant acknowledges that nonpublic consumer information, provided on the Rental Application and which is defined under the Gramm Leach Bliley Act ("GLBA") (15 U.S.C. §6802(e)) or its implementing regulations ("NPI"), may be shared with Equifax and SafeRent Solutions, LLC, and consents to the use of this NPI for the purposes of identity verification and fraud prevention. Applicant hereby consents to receive SMS text messages from or on behalf of Simpson Property Group at the telephone number provided by Applicant. Applicant understands that consent is not a condition of receiving service and that Applicant may revoke consent to receive SMS text messages at any time. Applicant further understands and agrees that any text messages received may be sent by an auto dialer. SMS text message fees may apply.

**Income** – We require that the combined household gross monthly income be equal to or greater than 2.75 times the market rent. We accept a variety of sources of income. In a roommate situation, roommates can qualify with a combined income.

**Credit History** – Credit history will be verified by a third-party screening service. The applicant will receive a decision based on statistical data such as payment history, number and type of accounts, outstanding debt, and age of accounts. Based on the entire history, the application will be accepted, denied, or accepted with conditions.

**Accepted:** The applicant will be accepted with the standard deposits and fees.

**Denied:** Application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies who provided consumer information.

We do not accept comprehensive reusable tenant screening reports as defined in RCW.59.18.030(3).

**Residents of Foreign Countries** – If the applicant does not possess a social security number, one of the following will be required, as well as proof of employment or student status:

- INS documentation (i.e. I-551, I688A, and I-94)
- Individual Taxpayer Identification Number
- Passport
- Driver's license

**Registry Information** –Per Seattle law, Simpson Property Group is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for information obtained from a county, state-wide, or national sexual offender registry ("registry information"). Applicants may provide supplemental information related to rehabilitation, good conduct, and facts or explanations regarding their registry information. Simpson reserves the right to take an adverse action with respect to an application based on registry information, including, but not limited, denying tenancy, when there is a legitimate business reason. Considerations include: the nature and severity of conduct identified in the registry information; the number and types of convictions; time that elapsed since the date of conviction, age of individual at time of conviction, when the convictions occurred; any rehabilitative efforts by the individual; and the overall rental history of the applicant.

If Simpson takes an adverse action based on a legitimate business reason, Simpson will provide written notice by email, mail, or in person of the adverse action to the prospective occupant or the tenant and state the specific registry information that was the basis for the adverse action.

**Automatic Denial** – Applicants will automatically be denied residency if:

- Negative rental history.
- There is falsification of any information entered on application forms.

**Occupancy Guideline** – We accept two persons per bedroom plus one additional person per apartment.

**Application Costs, Deposits and Fees –**

All applications will be considered complete upon the submission of a completed application and payment of the application fee for the purpose of a resident screening report. The fees are as follows:

- Application fee per applicant (nonrefundable): \$40.00
- Business Application Fee: \$80.00
- Apartment deposit: \$250.00 Studio/One Bedroom  
\$300.00 Two Bedroom/Penthouse

**Pet Criteria, Deposits and Fees -**

- A maximum of two pets per apartment home are allowed.
- A veterinarian certificate must be provided verifying the pet(s) and current vaccinations.
- A photograph must be provided for each pet.
- We do not allow Pit Bulls or any mix combination of this breed. Depending on the location of the property, there may be other breed restrictions that are followed in accordance with laws and local ordinances.

The deposits and fees and are as follows:

- Pet Deposit: 25% of one month’s rent
- Pet Rent (per pet): \$30.00

\*Assistive animals are not pets and are not subject to most of the above criteria. A veterinarian certificate and a photo of the assistive animal(s) will be required.

**Renter’s Insurance** – Either tenant liability insurance or a renter’s insurance policy from an AM Best rating of A-VII or better, licensed to do business in the state where Neptune is located is required. Minimum coverage of \$300,000 is required. A copy of the policy must be given to the property as proof prior to move-in and coverage must be maintained through the term of the lease.

Signing this acknowledgment indicates that you have had an opportunity to review our rental criteria and authorize Simpson Property Group to run a criminal history, income, credit, and reference checks as part of the application process and/or as deemed required by management. If you do not meet some of the rental criteria listed above, or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

