

# Cascade Ridge

1206 NW Tahoe Lane, Silverdale, WA 98383  
 (360) 698-5160 • (360) 698-5185 fax • crimgr@amcllc.net • www.cascaderidgesilverdale.com

<b>1x1</b>	One Bedroom, One Bath 785-805 square feet
<b>2x1</b>	Two Bedroom, One Bath 920-973 square feet
<b>2x2</b>	Two Bedroom, Two Bath 985-998 square feet
<b>3x2</b>	Three Bedroom, Two Bath 1206-1234 square feet
<b>3x2.5</b>	Three Bedroom, Two and a Half Bath 1198 square feet

### Holding Fee

One Bedroom	\$200
Two Bedroom	\$200
Three Bedroom	\$200

- Required to reserve apartment home
- Holding Fee can be applied to move-in costs at the time of move-in
- Holding Fee refundable if application cancelled within 72 hours of acceptance
- Holding Fee is non-refundable if application cancelled after 72 hours of acceptance

### Security Deposit (Required security deposit based on credit recommendation from 3rd party screening provider)

• \$300	Standard Refundable Security Deposit	-Money Order/Cashier's Check
• 1/2 Month	Conditional High Refundable Security Deposit	-Money Order/Cashier's Check
• 1 Month	Conditional Low Refundable Security Deposit	-Money Order/Cashier's Check

### UTILITIES

Residents are responsible for the below utilities, billed through a 3rd party provider

	<u>Water</u>	<u>Sewer</u>	<u>Trash</u>	<u>Recycling Service</u>
♦ Community usage allocated based on 60/30 (#8)				

### OTHER FEES AND INFORMATION

\$46.00 Non-Refundable Application Fee	-Paid On-line
\$4.95 Convenience Fee Charged by On-line Processor (per transaction)	
♦ One application fee per applicant 18 and older	
♦ Application process includes credit, income and criminal background check	
\$200 Non-Refundable Administrative Fee	-Due at move-in

\$5.95 Monthly Billing Fee	\$38.00 Set-up Charge/Initiation Fee
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Utilities individually metered and billed directly by the utility provider; resident will need to have accounts set up in their name prior to move-in

- ♦ Electric PSE (888) 225-5773

### INCOME REQUIREMENTS

2.5 times the monthly rent of the apartment being rented is the minimum gross verifiable income required for the household

### PET POLICY

\$300 Non-Refundable Pet Fee	1st Pet
\$200 Non-Refundable Pet Fee	2nd Pet
\$30 Monthly Pet Fee	1st Pet
\$20 Monthly Pet Fee	2nd Pet

Maximum of two (2) pets allowed

60 lbs. Maximum pet weight  
 " Maximum per height

Restrictions: Dogs of a class with known vicious or aggressive propensity shall not be permitted. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community

*\*If a dog resembles any of the above breeds, management may refuse to accept*

### REQUIRED ITEMS

Valet Trash Service	\$21 Per Month
Covered Parking	\$35 Per Month

### RENTABLE ITEMS

### LEASE TERMS

Lease terms vary based on expirations. Variable move-in date range (premiums can apply). Short term lease terms may be available with a monthly premium.

- ♦ \$0-\$200 Short Term Fee

### RENTER'S INSURANCE REQUIRED

Minimum requirement: \$100,000 personal liability coverage

- ♦ H04 renter's insurance available through our preferred provider - property can provide information
- ♦ Property damage waiver option available - property can provide information
  - If damage waiver selected, additional rent of \$10.00 per month
  - \$7.00 paid to program provider \$3.00 paid to property as administrative fee
- ♦ Use the insurance company of your choice

### On-line Payment Options

- ♦ Charged by payment processor
    - eCheck/ACH \$0.00 Per Transaction
    - Credit Card 3.25% + \$3.99 Per Transaction  
(Visa, Mastercard, Discover)
    - Domuso Certified \$3.99 Per Transaction  
(Domuso Certified Funds)
    - MoneyGram \$3.95 Per Transaction (up to \$6,500)
- Residents will not be charged any convenience fee, surcharge, transaction fee or processing fee for rental payments. All rental payments made by paper check using the property's primary payment channel will be free of charge to the resident. A platform fee may apply for any online payments made using the property's alternative payment channel, and such platform fees including and discounted platform fees will be conspicuously disclosed to the resident prior to checkout. Usage of the property's online alternative payment channel is at the resident's sole discretion.

- ♦ Pay Online Link: <https://app.domuso.com/payment/myPaymentMethod/2869>

Thank you for your interest in our community!

*\*Effective as of 10/19/2020*

*Prices and policies are subject to change without notice*



## Resident Selection Criteria

Welcome to Cascade Ridge. Before you take the time to rent an apartment, please review our rental criteria. A separate rental application must be processed on all prospective residents 18 years of age or older, or prospective residents under the age of 18 who have been emancipated, and an application fee paid for each applicant. Government-issued photo identification is required to view this community and at application and move-in. All prospective residents will be qualified on the following criteria:

### Equal Housing

This community does not discriminate on the basis of source of race, color, religion, national origin, familial status, disability, marital status, age, ancestry, sexual orientation, medical condition, source of income, gender, gender identity, gender expression, genetic information, citizenship, immigration status, primary language spoken, or any arbitrary basis.

### Occupancy Guidelines

Applicants must be at least 18 years of age, or emancipated. Our community occupancy allows two plus one per bedroom.

One-bedroom Apartments	Up to 3 occupants
Two-bedroom Apartments	Up to 5 occupants
Three-bedroom Apartments	Up to 7 occupants

All adult household members (over the age of 18, or emancipated minors) must qualify as a new resident and be placed on the lease. If the addition of an adult resident exceeds the Occupancy Guidelines, the application may be denied. If the addition of a minor to the household exceeds the Occupancy Guidelines, then the residents may remain in the existing apartment until the end of the current lease term. At the end of the lease term they may transfer (if agreed upon by Owner) to a larger apartment, paying the current rental rate, or move from the property if a larger apartment is not available.

### Identification

All visitors must present a valid drivers license or other government issued photo identification in order to view this community.

### Application for Residency

An *Application for Residency* must be completed and maintained for each applicant 18 years or older (and emancipated minors) who will be living in the apartment.

### Qualifying Standards

**Rental History:** Up to 24 months of rental history may be verified on present and previous residence, if applicable. A positive record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution.

**Credit History:** An unsatisfactory credit report will disqualify an applicant from renting an apartment home at this community. An unsatisfactory report is one, which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If the applicant is rejected for poor credit history the applicant may contact the credit-reporting agency that provided the credit report. An applicant rejected for the unsatisfactory credit is encouraged to obtain a copy of the credit report from the agency, correct any erroneous information that may be on the report, and resubmit the application to this community.

**Income:** Applicants must have a gross income from a legal source that can be verified; income requirements vary per property; check with the community you choose (typical income requirements range from 2.5 to 4 times the monthly rent of the apartment being rented). Applicants with Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies will be required to have monthly household income that meets the community's rent to income ration, only for the applicant's share of the stated monthly rent. Examples of legal, verifiable income include but are not limited to: applicant(s) last 2 (two) pay stubs, most recent tax return, proof of assets equal to 1 (one) year's rent, 6 months of bank statements, employment contract, etc., proof of government income such as social security, disability, welfare, etc., proof of receipt of child/spousal support, retirement income, investment income, student loan income, trust fund income, Section 8 or VASH vouchers or other federal, state or local public assistance or rental subsidies, or any other legal, verifiable income.

**Pet Limitations:** Please confirm animal policy, pet limitations, pet deposits, pet fees and pet rent with the specific community you choose to apply with. Pet limitations can include maximum pounds of and height. A non-refundable pet fee, refundable pet deposit and monthly pet rent will be charged per pet, if allowed. All residents with animals are required to have PRIOR APPROVAL. A Pet Agreement must be on file and must submit a veterinarian statement (no more than 12 months old) establishing the general health of the animal and the status of all required shots. A photograph of all animals may be required. No exotic animals allowed. Dogs of a class with known vicious or aggressive propensity shall not be permitted as pets. Examples of these breeds (but not exclusive): Pit Bulls (Bull Terriers or American Staffordshire Terriers), Rottweilers, German Shepherds, Doberman Pinschers, Chow Chows, Akitas, and Huskies, full blood or mixed at any percentage are PROHIBITED from residing at this community.

Assistance Animals are not considered pets and are not subjected to some of the above limitations (such as breed restrictions and fees).. However, you must obtain prior written approval from management before bringing your assistance animal on the property.

This community does business in accordance with Federal, State and Local Fair Housing Law



## Resident Selection Criteria

### Evaluation

The community evaluates the above information with an analyzation method provided through an independent 3<sup>rd</sup> party contractor (Western Reporting) that weighs the indicators of future rent payment performance. For further explanation of this type of method, please refer to the "Rental Report".

### Conditional Approval

An Additional Deposit will be required if the credit recommendation is returned with "conditional approval" or criteria for any one of Income, Employment or Rental History have not been met, or have only been partially met. All adverse action requirements will be combined when reviewing multiple applications.

### Co-Signers

In the event a co-signer is utilized, he/she must complete an Application of Residency and meet all of the Income and Credit Criteria. A co-signer will be fully responsible for the Lease Agreement if the occupying resident(s) default.

### Criminal History

Applicants are notified that landlords in the City of Seattle are 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 registry information as described in subsections 14.09.025.A.3, 14.09.025.A.4, and 14.09.025.A.5, and subject to the exclusions and legal requirements in Section 14.09.115. Applicants are further notified that the application is based on the screening criteria for this community, which is attached to this application. Applicant may provide supplemental information related to Applicant's rehabilitation, good conduct, and facts or explanations regarding their registry information. Screening criteria may be different for HUD applicants, as allowed by the Seattle Municipal Code.

### Corporate Leases

An application can be submitted in the name of a company as long as the business entity has a valid Federal Tax ID number that is verifiable by the Secretary of State in the state in which the community is located. A credit report will be accessed to determine the company's ability to make timely payments of rent. The company must provide a minimum of three (3) trade references that will be verified. A larger application fee or additional deposit may be required. All occupants over the age of 18 must submit an application and criminal background must be processed and approved prior to occupancy. The above criminal history guidelines will apply.

### Automatic Denial of Application

An applicant will be automatically denied if they have been evicted by a landlord in the past 24 months or have a collection or debt owing to previous landlord. Falsification of any information on the rental application will result in an automatic denial of application.

Please note: These are our rental criteria. There may be residents or occupants that have resided at this community prior to these requirements going into effect. Additionally, our ability to verify whether these requirements have been met is limited to the information made available to us by the various reporting services used.

**I HAVE READ AND UNDERSTAND THE RENTAL POLICIES OF THIS THIS COMMUNITY.**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Co Signer: \_\_\_\_\_

Date: \_\_\_\_\_

Owner's Representative: \_\_\_\_\_

Date: \_\_\_\_\_

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