



# APPLICATION TO RENT \$40.00 PER ADULT

(All rights reserved for Washington Landlord Association members only) (Screening Charge)

Property Address: \_\_\_\_\_

Landlord: Wendy Greeno, D&R Investments Phone: (509) 412-1722

**(A separate application form is required for each applicant 18 or older. PLEASE PRINT CLEARLY. WE HAVE A NO BLANK POLICY)**

Full name: \_\_\_\_\_ Phone: \_\_\_\_\_ Birth (m/d/y) \_\_\_\_\_

First Middle Last

Driver's Lic No: \_\_\_\_\_ Soc Sec No: \_\_\_\_\_ Email: \_\_\_\_\_

Number State

Names of all 18 or older to be renting with you: \_\_\_\_\_

Do you have any children? **YES** \_\_\_\_\_ **NO** \_\_\_\_\_ IF YES, names & ages?: \_\_\_\_\_

List all vehicles, boats, RV's, etc: \_\_\_\_\_

Do you have any pets? **YES** \_\_\_\_\_ **NO** \_\_\_\_\_ IF YES, Type & Breed? \_\_\_\_\_

Current Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ How long: \_\_\_\_\_

Landlord or Mortgage CO. - Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Rent/Pmt: \_\_\_\_\_

DO YOU? Own \_\_\_\_\_ Rent \_\_\_\_\_ Live W/Family/Friends \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

Previous Landlord or Mortgage Co. - Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Rent/Pmt: \_\_\_\_\_

DID YOU? Own \_\_\_\_\_ Rent \_\_\_\_\_ Live W/Family/Friends \_\_\_\_\_ Reason for Moving: \_\_\_\_\_

Employer: \_\_\_\_\_ Start date(month/year)? \_\_\_\_\_ City/State \_\_\_\_\_

Part/Full time/Seasonal? \_\_\_\_\_ Position Title: \_\_\_\_\_ Monthly Pay(NET): \_\_\_\_\_ Monthly Pay(GROSS): \_\_\_\_\_

Supervisor: \_\_\_\_\_ Phone: \_\_\_\_\_ Email \_\_\_\_\_

Prior Employer: \_\_\_\_\_ How long? \_\_\_\_\_ Title: \_\_\_\_\_ Monthly Pay: \_\_\_\_\_

Other Verifiable Income Sources: \_\_\_\_\_ Monthly Amts \$: \_\_\_\_\_

Parent(s): \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Banking with (name): \_\_\_\_\_ Credit/Charge Cards (names): \_\_\_\_\_

Major Loans: \_\_\_\_\_ Have you filed for bankruptcy? (Y/N) \_\_\_\_\_ Month/Year? \_\_\_\_\_

Personal Reference: (1) \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

Personal Reference: (2) \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

**OTHER: (YES or NO)**

\_\_\_\_\_ If required, would you restrict smoking to outside?  
\_\_\_\_\_ Have you seen the inside of the unit?  
\_\_\_\_\_ Could you pay both first and last month's rent?  
\_\_\_\_\_ Are you a Section 8 renter?  
\_\_\_\_\_ Do you have a service animal?

\_\_\_\_\_ Smoker?  
\_\_\_\_\_ Pot User?  
\_\_\_\_\_ Are you a medical marijuana user?  
\_\_\_\_\_ Are you a victim of violence?(Optional)

How long do you plan to stay here? \_\_\_\_\_ Preferred move-in date? \_\_\_\_\_

When will you have the required deposit? \_\_\_\_\_ When will you have the initial rent payment? \_\_\_\_\_

Have you ever been evicted or left a rental owing money (explain)? \_\_\_\_\_

Have you ever been charged or convicted of a criminal offense or felony? **(YES or NO):** \_\_\_\_\_

**IF YES**, please list month/year and details: \_\_\_\_\_

**BY SIGNING** I approve business reviews of my consumer/credit report, making of reference checks, and verification of all information there to.

***(Note: Please complete in full; unanswered, incomplete, or false items may be cause for disqualification or termination.)***

**SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

***(Please submit completed application with fee as directed by landlord or manager to avoid disqualification)***

Per RCW 59.18.257, your screening will entail public and business record reviews and consultations to include any of the following: criminal, eviction, bankruptcy, public records, credit, landlord conditions, and all reference resources. The applicant with the most favorable overall rating will be given first consideration. Applicant may dispute accuracy of consumer reports. If not posted, applicant may ask landlord for name/address/phone of screening resources (for screening report copy). Per RCW 49.60.040(25), a defined service animal is one "trained" to assist or accommodate a person's sensory, mental, physical disability. ***Letter documenting the need for service animal, medical marijuana, or accommodation may be required from a doctor or qualified professional.*** Applicant acquires no rights to any rental unit until an approved lease or monthly rental agreement covering the applicant is signed by all affected parties.

# RENTAL APPLICATION CRITERIA

## Attention Applicants:

*\*D&R Investments DOES NOT accept Portable Tenant Screening Reports*

Only domesticated household pets approved in writing by Landlord are permitted. Aquariums, terrariums, or similar water-filled containers, as well as exotic animals, birds, reptiles, rodents, venomous animals, livestock, and other non-domesticated or traditional pets are prohibited.

Reasonable accommodations for assistance animals will be considered in accordance with applicable fair housing laws.

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Thank you for your interest in renting one of our rental properties. Your screening will entail public and business record reviews and consultations to include any of the following: criminal history, eviction, bankruptcy, public records, credit history, landlord references, tenant history, income verification and reference checks. Upon your submission of a completed copy of our application to rent (with fee), we will review, process, and report back to you our findings based upon established conditions and criteria. The applicant with the most favorable overall qualification will be given first consideration. Conditions are listed below which could result in a lower rating/or denial of your application. *(Records kept for 60 days.)*

- ❖ The rental was committed to another party at the time we received your application.
- ❖ You indicated disinterest and/or declined our offer of the rental unit.
- ❖ You tentatively qualified, but the rental was given to another party with equal or better qualifications, or to another qualified party that applied earlier.
- ❖ You needed to meet additional conditions related to rent, deposit, co-signer, occupancy, use or other requirements.
- ❖ You did not provide requested documentation in a timely manner.
- ❖ Previous landlords and/or other references failed to provide needed timely information.
- ❖ We were not able to hold the rental until the date you were able to pay the deposit and/or initial rent, assume tenancy, or meet other stipulated conditions.
- ❖ You did not meet requirements regarding pets, occupancy, smoking, vehicles, or other lease terms.
- ❖ You did not meet our screening standards related to credit, rental history, criminal history, references, income, or other qualifying criteria
- ❖ You submitted an incomplete, inaccurate, unclear, or unsigned application.
- ❖ You did not provide a valid phone number, return calls or respond to emails in a timely manner.

- ❖ You did not submit the required screening fee.
- ❖ You did not meet our requirement of at least 90 days of continuous employment, self-employment, or verifiable income history within the same employer, business or in the same field.
- ❖ You did not meet our income requirement of 2.75 - 3 times the monthly rent in verifiable net income.
- ❖ Other conditions as specified.

In the event of adverse action due to a consumer report, applicant may contact below as to name and address of any participating consumer reporting agency, rental manager, or other landlord screening designee (with rights to obtain/dispute a free copy therein).

**Landlord/Mgr or Designee:** Wendy Greeno, D&R Investments, LLC

**Address:** 5810 Midland Ln. Unit #65, Pasco, WA 99301

**Phone:** (509) 412-1722

**Email:** d.rhomes4rent@gmail.com