



Standard Criteria for Tenant Selection

I allow Prime Metropolis Properties, Inc. to make the rental decision for the property at _____ based on the standard criteria as follows:

- No bankruptcy in the past 3 years.
- No prior evictions.
- No notices of any kind from neither previous landlord, nor deposit withheld because of property upkeep.
- Recent paycheck stub, W-2 and bank statement are required.
- Criminal records screenings are conducted on an individualized basis. **(Seattle is excluded; however, the only criminal conviction still allowed to be considered as a reason for denial in Seattle are sexual offense convictions which occurred when the perpetrator was an adult, and which require that individual to register as a sex offender for life on a local, state, or national registry.)**
- Minimum credit score have to be over 640.
- Sufficient Income. Monthly income is 3-4 times the rental amount.
- Verifiable source of income or employment.
- Same source of income or employment for a minimum of 12 months.
- 4 months reserve shown on bank statement.
- Able to pay full deposit and rent requested.
- No negative remarks on credit history.
- No excessive financial obligations. (More than 50% of income is considered excessive financial obligations)
- Able to provide 3 credit references.
- Brought items requested to showing. (i.e. photo identification, application fee, deposit, references.)

San Francisco
950 Taraval Street
San Francisco, CA 94116
415.731.0303

Richmond
3288 Pierce Street, Ste A115
Richmond, CA 94804
510.559.3220

Seattle
8638-138th Place SE
Newcastle, WA 98059
425.688.3003

Seattle mailing
6947 Coal Creek Pkwy SE
747
Newcastle, WA 98056



PRIME METROPOLIS PROPERTIES INC.

- Fill out application completely and truthfully.
- Resides at current address for a minimum of 12 months.
- No notices of any kind from previous landlord, neighbor complaints or police reports regarding disturbing the peace.
- No notices of any kind regarding a violation of a previous rental agreement.
- Pay a pet rent: \$30/cat, \$50/dog.
- Pay a pet deposit: \$300/cat, \$500/dog, and is able to provide proof of license, tags, shots, references & insurance.
- Has renter's insurance.
- Security deposit – One month's rent or negotiable.
- Non – refundable move-in & move-out fee - \$200 (**Seattle is excluded**)

Equal Housing Opportunity

The criteria are CONSISTENTLY followed in each and every situating to avoid a possible Fair Housing discrimination suit. You cannot discriminate based on race, color, religion, sex, national origin, disability and/ or service animal, parental status, marital status, sexual orientation, Section 8 (housing subsidy), ancestry, retaliation, gender identity and political ideology. For more information on Fair Housing, call (206) 296-7592 in King County and (206) 684-4500 in Seattle.

Owner(s) (Sign and Date)

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