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Rental Criteria and Application Disclosure

The following information will be accessed as part of the screening of any application for tenancy:

No application will be accepted until all potential renters have seen and done a walkthrough of the property with a representative of Maple Leaf Management LLC.

Applicant is on time for showing appointment, or timely call to reschedule (failure to do so results in denial of the application.)

Must submit a fully completed application with no material misstatements or omissions for every occupant (over 18 years of age or emancipated minor). Groups of more than one applicant will not be considered until the applications from all members of the group are received in full.

Credit Report via a third party Consumer Reporting Agency listed on the on-line application through our website. Favorable credit history free of negative credit issues, which may indicate that the applicant has a pattern of failure to timely pay financial obligations. Any credit records shown on a credit report as delinquent, charged off or unpaid are grounds for denial of tenancy. Portable screening reports (previous tenant screening reports) will not be accepted.

Demonstration of ability to pay complete deposit and rent requirements on time. Verification of employment and/or income (rental subsidy) amounts through recent paystubs from verifiable employer and/or tax return copies for self-employed applicants. Verification of any additional sources of income that applicant wishes to disclose (child support, trust income, subsidies etc.)

Your rental history via any identifiable prior landlords. Favorable references must be received from a minimum of the last two landlords (i.e. timely rent payment, no damage in excess of normal wear and tear, no documented rule violations, timely issuance of notices of intent to vacate and compliance therewith.) Any negative history from a prior landlord is grounds for denial of tenancy. If your former landlord (s) do not respond to request for information within 48 hours of being contacted, that will result in denial of the application due to unavailability of verifiable favorable rental history. Adequate personal references (requirement if no rental history.)

If no verifiable rental history proven mortgage payments must be provided.

Positive government issued ID for all adult (over 18 years of age or emancipated minor) occupants. (Failure to provide ID results in denial of the application.) All applicants must have positive identification and evidence of lawful presence in the United States.

Public records regarding civil court records may be grounds for denial. Registration as an adult sex offender may be grounds for denial. Outside of Seattle City Limits, criminal history will be considered on a case by case basis in consideration of nature of the offense, age, and how much time has passed since offence.

Any other information provided by the applicant (anticipated length of tenancy, tenancy commencement date, etc.) will be taken in consideration. Any offers or proposals an applicant may choose to make (additional rent or deposit, extended lease term, guarantors, co-signors, etc.) will be taken into consideration.

Pursuant to RCW 59.18.257 all correspondence will result in pre-screening of potential tenant(s).