



University Parkway Apartments
500 University Parkway
Yakima, WA 98901
(509) 823-4387
yakrentals.com

ACCEPTANCE POLICY

We are an equal opportunity housing provider.

1. We **do not** permit PETS - including **VISITING** animals – at any time.
2. We allow no more than **two people per bedroom**.
3. Choice of units will be given on a first-come, first-served basis. Deposits must be made in order to secure a specific unit.
4. Washer and dryers are provided in each unit. Any necessary repairs to the appliances beyond normal wear and tear, and/or damage due to operator error will be charged to the Tenant.
5. A damage deposit equal to one months rent will be collected. All but \$200.00 will be refunded for carpet cleaning and administrative fees, provided there is no damage to the unit.
6. All prospective tenants age 18 and over must fill out a Rental Application and pay the application fee.
7. Our screening process includes:
 - ✓ Verifying information you provided on the rental application.
 - ✓ Confirming income information.
 - ✓ Contacting present and previous landlords for rental history.
 - ✓ Obtaining credit reports from one or more credit agencies.
 - ✓ Reviewing public records, including criminal/court records.
8. We accept the first applicant who meets our minimum requirements.
An applicant meets our minimum requirements if he/she:
 - ✓ Earns a gross monthly income equal to or greater than 3 times the monthly rent.
 - ✓ Has verifiable income.
 - ✓ Has at least 2 yrs. of verifiable, favorable rental history **not from family or close friends**.
 - ✓ Does not owe money to a current or former landlord.
 - ✓ **Has never been convicted of a felony, a sex offense or a drug related charge.**
 - ✓ Pays a deposit to have the rental taken off the market.
6. Failure to meet the above criteria will result in one of the following:
 - ✓ Denial of the application.
 - ✓ Requiring an additional deposit.
 - ✓ Requiring a qualified co-signer.

An applicant may be denied residency for incomplete or false information on his/her rental application, or for failure to meet minimum requirements.