



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 a minimum credit score of 650 or higher
  - ✓ Criminal History. We consider how long ago the crime occurred, circumstances, and evidence of rehabilitation. Each property will make their own decision based on the results of the online criminal history check..
  - ✓ 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.
7. Please return completed and signed application form, a check or money order for \$50 made out to The Lodges in West Yakima, and this initialed Acceptance Policy to the following address:

500 University Parkway, Yakima, WA 98901

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