Trieste Holdings LLC

Westside Estates

Rental Application Criteria - Affordable Housing

Section 42 IRS Governed Drug Free Property

This Community does not accept comprehensive reusable tenant screening reports.

Occupancy limits: 1 bedroom, 3 occupants; 2 bedrooms, 5 occupants.
Fee Schedule (Screening Fee): $33.00 per applicant 18 & over, payable by card or money order.
Holding Deposit: $150.00 payable by money order only and in SEPARATE money order than screening fee

Rental History:

- 12 months verifiable rental history within the last 2 years from a professional landlord as a LEASE HOLDER, excluding family or friends. * Timely home mortgage payments will be considered as rental criteria
- No negative/adverse rental history: documented complaints, damages, and/or 3 or more late payments in a 12 month period.
- Unpaid landlord debt or collections will result in denial.
- If you are a past resident of Westside Estates, your rental history with us will be taken into account even if it is not listed on your application.

Qualifying income:

- Verifiable income equal to a minimum of 2.5 times the rent amount.
- Section 8 applicants are required to provide 2.5 times their rent portion and proof of $200 or more net income after rent and debt obligations.
- Income not to exceed maximum income limit per Affordable Housing Program.

Credit History:

- Maximum balance of $5,000.00 in unpaid collections (excluding student loans and medical debt).
- Discharged bankruptcy permitted.
- Applicants with unpaid balance/collections with electrical utility company are cause for denial.
- Unverifiable social security number will result in denial.

Criminal History: Verified name and date of birth match of the following will result in denial:

- Lifetime disqualification for level 3 registered sex offender and convictions for manufacturing meth, kidnapping and murder.
- Less than 2 years for non-violent misdemeanor, less than 3 years for violent misdemeanor against a person or a property, less than 4 years for non-violent felony and less than 6 years for all other felonies (except those listed as disqualified for life) will result in denial.
- Two or more DUI's will result in denial.

Falsification of any information, including, but not limited to, income documentation or non-disclosure of criminal records will result in denial. In the event an approval is ascertained via initial rental, criminal and credit screening, however the household is found ineligible during the State Certification process, the finding of ineligibility will result in a reversal of the initial approval.

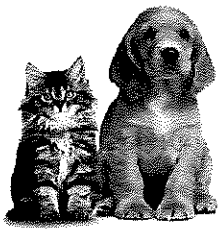
If the household is denied for any reason, all members of the household can re-apply (separately or together) after 6 months.

Applicant's Signature _____ Date _____

922 N. Pearl Street
Tacoma, WA. 98406

Westside Estates

ANIMAL RESIDENCY GUIDELINES



Dear (Future) Resident(s):

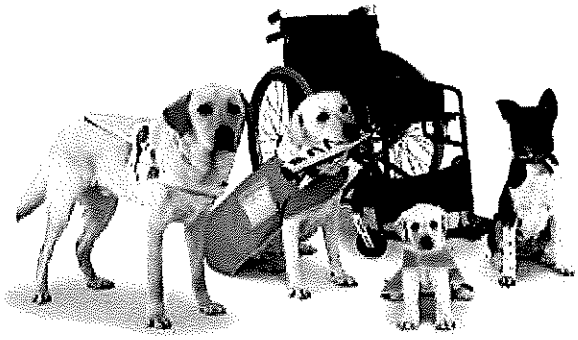
Westside Estates prides itself on being an animal friendly property and is happy to welcome your cat, dog, bird or fish to our community!

Westside Estates allows a maximum of 2 animals per apartment;

- Each animal not to exceed 30 lbs. at full maturity;
- All animals must be approved by management to reside on the premises;
- Upon approval the following will be required prior to move in:

a. Proof of vaccinations and current weight;
b. Proof of spay/neutering;
c. Proof of current City of Tacoma license;
d. Current snap shot of your family member;
e. **DOGS ONLY:** Poo Prints DNA sample (cheek swab performed by you in our office).





Our community welcomes service/ESA animals! Upon approval of required documentation, Westside Estates animal criteria will be waived.

I/We have read and understand Westside Estates animal residency guidelines as outlined above.

_____

Sign Date

_____

Sign Date

Ph 253-752-7779 Fx 253-752-6514
922 North Pearl Street, Tacoma WA 98406
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