



# LANDMARK

455 W STUART RD | BELLINGHAM, WA 98226

---

## APPLICATION CRITERIA

### Rental History

**12 months valid, positive, verifiable rental history (signed lease agreement) OR a mortgage on your credit report**

You may be asked to get a co-signer OR pay the last month's rent in advance if:

- You have less than 12 months of rental history
- You had 3 or more late payments or NSF payments (non-sufficient funds/bounced checks)
- We are unable to get in contact with your landlord after 2 attempts

### Credit History

**Credit score of 600 or higher**

You may be asked to get a co-signer OR pay the last month's rent in advance if:

- Your credit score is below 600
- You have a discharged bankruptcy
- You're in collections for over \$1,000\*
- You do not have a credit file

*\*Any collections balance owed to medical or educational are excluded*

### Income/Employment

**6+ months with current local job AND gross income of 2.5x your portion of the rent**

If your job is not local but you work remotely, we will require written confirmation from your supervisor that you are working remotely.

**The total rent ÷ the number of adult tenants = your portion of the rent**

You may be asked to get a co-signer OR pay 6 months of rent in advance if:

- Your income is less than 2.5x your portion of the rent
- You are not employed/currently looking for local employment (co-signer option only)
- You are unable to provide sufficient proof of income (co-signer option only)



455 W STUART RD | BELLINGHAM, WA 98226

---

### **Criminal History**

ANY charge that might come up on your record is disclosed in your application; it will not be grounds for automatic denial. The only charges that are grounds for automatic denial are:

- Manufacturing of a controlled substance
- Distribution of a controlled substance

*\* All applications denied for criminal history may be appealed for further review*

### **Co-signer Requirements**

**Gross income of 4x the rent<sup>1</sup> and a credit score of 600 or better.**

Co-signer income is determined by the portion of rent for whom they will be co-signing. Ex: Rent is \$2,000 and is split between 2 tenants, and the co-signer is just for 1 tenant. Co-signer will need to make 4x half of the rent (\$4,000)

*Co-signers must meet all other requirements in addition to the credit and income portions*

### **Grounds for Denial**

The following may result in an automatic denial:

- Verified eviction on credit report or confirmed with landlord
- Falsification of rental application
- Undisclosed criminal activity
- ANY balance owing to landlord/owed rent
- Open (non-discharged) bankruptcy
- Manufacturing/distribution of a controlled substance
- ANY balance owing to a utility company

**\*\*\*If more than one of the criteria are not met by a tenant/applicant, then a co-signer will be required.**