RENTAL CRITERIA

November 3, 2026

NON-DISCRIMINATION

JL Apartments operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies about standards that may be required by each applicant in order to be approved for residency.

APPLICATION SCREENING, IDENTIFICATION & FEES

All applicants are required to submit at least one of the following forms of government issued photo identification with valid dates, not expired: driver's license, state issued ID card, passport, or military ID. Applications must be completed in full. Applications containing untrue, incorrect, or misleading information will be denied. The application fee is $55.00 per occupant 18 years old and older and must be submitted along with a valid government issued photo ID. The application fee is nonrefundable unless otherwise provided by state or local law. We do not accept reusable tenant screening reports. Applications must be submitted online at www.JLApartments.com with all required documents, including proof of income (no screen shots), and a valid government issued photo ID. Complete Applications will be screened within 48 hours of receipt. Partial applications without the required documents will not be processed.

All household members age18 and older will be subject to a background investigation conducted by AppFolio, Inc. Tenant Screening. We will obtain credit reports, court records (civil and criminal), employment and rental references as needed to process all applications. In the event of a denial or other adverse action, you have a right to obtain a free copy of your rental report from AppFolio, Inc., and to dispute the accuracy of any information appearing in it. You may contact AppFolio Renter Relations by phone at (866) 359-3630 or mail at 50 Castilian Dr., Santa Barbara, CA 93117

SMOKE-FREE POLICY

JL Apartments has a smoke free policy. Residents, guests, employees, vendors, and all persons on property are prohibited from smoking anywhere on the property, inside the building, and anywhere outdoor on the premises including common areas and/or balconies, patios or decks. Smoking is prohibited within 25 feet of the building, per the Smoking in Public Places law, RCW 70.160. "Smoke" or "smoking" means the carrying or smoking of any kind of lighted pipe, cigar, cigarette, or any other lighted smoking equipment, as defined in RCW 70.160.020.

IDENTITY AND INCOME VERIFICATION

All applicants are required to submit at least one of any of the following forms of identification, a valid government issued identification such as military identification, driver's license, or passport. Verifiable income documentation is required for all sources of income listed on the rental application. Acceptable income documents may include but not limited to 2 most recent consecutive paystubs, most recent tax returns, W2, Leave & Earnings Statement (LES), Social Security Benefits Statement, Asset Account Statements, I20 (International Students), etc.

APPROVAL CRITERIA

- Household gross income is equal to 2.5 times the rent or higher and 700 to 900 credit score

CONDITIONAL APPROVAL CRITERIA

- 600-699 credit score may require an increased Security Deposit and/or last month's rent, rental reference with 12 months favorable history.
- No credit score with no established credit history requires an increased deposit and/or qualified co-signer, and/or last month's rent.
- Household gross income is less than 2.5 times the rent, but more than 2 times the rent requires an increased deposit and/or qualified cosigner, and/or last month's rent.

COSIGNER APPROVAL CRITERIA

All the following criteria is required. Denial will result if one or more criteria is not met.

- Gross income is at least 6 times the rental amount. Credit score is 680 or higher
- No late rental or mortgage payments within a year Resident of the State of Washington.

DENIAL CRITERIA

Applications will be denied with one or more of the following:

- Incomplete information provided or falsification of rental application
- Credit score less than 615
- Open Bankruptcy or Discharged bankruptcy in the last seven (7) years.
- Prior eviction with unpaid balance owing.
- Past due rent owed to a landlord, unless proof of payment is provided and verified
- Past due or foreclosed mortgage in the last three (3) years.
- Criminal history (as defined below)
- Household gross income is less than 2 times the rent for applicants, or less than 6 times the rent for co-signers.

RENT SUBSIDY

Applicants with a rent subsidy are required to meet the same criteria as stated above, with the exception that income must equal at least 2.5 times the applicant's portion of the base rent. A valid copy of the rent subsidy statement is required with application submission.

A P PE AL S P ROC ES S

If your application is denied and you believe the information upon which the denial was based is incorrect, or if you have additional information that was not considered during the review of your application, you may request an appeal of the decision. Any appeal must be submitted in writing within fourteen days of the date of the denial letter. The request must include a letter from you that states the reason(s) for the appeal and new supporting documentation from an independent third party. This information must be verifiable by JL Apartments. Your Leasing Agent will forward the appeal package to Management, who will seek to provide a written decision within five business days. Apartments are not held during the appeals process.

OCCUPANCY STANDARDS

The following occupancy standards apply: (Based on SF)
1 Bedroom - No more than Two occupants
2 Bedroom - No more than Three occupants
3 Bedroom - No more than Five occupants

PET POLICY

2 pets maximum per apartment.
Cats are allowed with an additional Pet Deposit and Fee (see below). We do not allow dogs.
No other pets are accepted, including but not limited to mammals, reptiles, birds, amphibians, rodents, arachnids, or insects.
Note: Service Animals and Emotional Support Animals are not considered pets. They are accepted with a Reasonable Accommodation Request and Approved Service Animal Addendum. If you are applying with an approved Service Animal or Emotional Support Animal, you are required to provide a Reasonable Accommodation Request at time of Application.
All pets, service animals, emotional support animals are required to have proof of current vaccinations and flea prevention treatment. Documentation is required to be submitted with the Rental Application. Information not provided may result in the application for rental being declined.

PET DEPOSIT/FEES

$400 non-refundable pet fee plus $600 pet deposit ($1,000 total).
OR
$200 non-refundable pet fee plus $200 pet deposit, plus $40 per month one pet & $50 per month two pets (pet rent).

PARKING

Reserved parking spaces are available for an additional charge per parking space of $70/month uncovered parking, $80/month covered parking, and $95 garage parking (select properties only). Availability of covered or garage parking spaces may be limited. Contact your Community Manager for details.

C RI MIN AL H IS TOR Y

JL Apartments performs an individualized assessment of any adult on criminal evictions to determine whether a business reason exists to deny tenancy. We consider the nature and severity of the offense, the number and type of convictions, the time that has elapsed since the conviction, evidence of good tenant history before and after conviction, any additional information showing rehabilitation, good conduct, or other factors that you would like us to consider

Note that convictions for the following offenses will generally result in denial:

Murder (1st and 2nd degree)
Manslaughter (1st degree)
Assault 1st, 2nd & 3rd degree)
Robbery (1st & 2nd degree)
Rape (All counts)
Child molestation (All counts)
Rape of a child (All counts)
Outstanding criminal warrant
Kidnapping (All counts)
Theft (1st & 2nd degree)
Burglary (1st, 2nd degree & vehicle prowling 1st degree)
Malicious Mischief (1st degree)
Arson (1st, 2nd degree & Reckless Burning 1st degree)
Delivery or Sale of illegal substance(s) (All counts) Possession with intent to Deliver Illegal Substance (All counts) Any Terror Related Activity

Any criminal conviction which results in a registered sex offender requirement and/or any current sex offender registry requirement. A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

SCREENING APPROVAL AND HOLDING FEES

After screening approval, applicants will receive an email with:

1. Approval conditions with details.
2. An email invitation to the JL Apartments Resident Portal to make a Holding Fee Payment.
3. Holding Fee and Administrative Fee - You may secure the apartment for 24 hours by paying a Holding Fee of $375. Additionally, a $225 Non-Refundable Administrative Fee is charged for administrative costs. The Holding Fee is nonrefundable once you submit payment and is applicable to first month's rent. The Administrative Fee is also non-refundable once you submit payment and is not applicable to Rent or Deposit. The Holding Fee and Administrative Fee must be paid within 24 hours from approval, or we will move on to subsequent applications. Note, if you do not pay a Holding Fee and Administrative Fee upon approval of your application, then we may accept another application.

4. Rental Agreement - Once your application is approved and your holding fee is paid you will be required to sign a Rental Agreement within five days of receipt prior to move-in.

REFUNDABLE SECURITY DEPOSIT AND MOVE IN COSTS

1. First month's rent due prior to Move-In
2. Non-refundable Administrative Fee paid $225 (at time of application approval)
3. Non-refundable carpet cleaning fee on Move-In, 1 Bedroom $150; 2 Bedroom $175; 3 Bedroom $275
4 Security Deposit payment is due on or before move-in day, and increased deposit if applicable.
5 Applicable parking, pet, and/or storage deposits, fees and rents are due prior to move in.
6 Proof of Renter's Insurance is required with a minimum of $100,000 liability coverage and prior to move-in. Renters insurance is extra and not included in Rent. If you don't provide proof of coverage, we will automatically enroll you in renter's liability insurance coverage for a charge of $15.00 per month and does not include coverage for personal property.
7 Utilities charges are not included and charged extra as follows:

For Water, Sewer, Garbage (Monthly Charges): One of the following methods:

a. A monthly allocated charge for water, sewer, garbage in addition to rent (SB UM RUBS); OR
b. A flat-rate utility charge will be added in addition to your monthly rent as follows based on a minimum charge per unit and number of occupants:
   One Bedroom - 1 occupant $114 month; 2 occupants $162/month
   Two Bedroom – 1 or 2 occupants $162/month; 3 occupants $234/month
   Three Bedroom – 1 to 3 occupants $280/month; 4 occupants $334/month; 5 occupants $418/month
   Units without a washer/dryer in the unit are reduced $25/month).

Electric service charged extra and billed directly to you from the Electric Company provider.
ALL other Utilities provided are contracted by and paid extra between Resident and the Utility providers.

CREDIT BUREAU REPORTING

We may report your rental payment history to a qualified third-party credit reporting company. The terms of the credit reporting will be disclosed in your Rental Agreement.