

Avenue One

RESIDENTIAL LEASING & MANAGEMENT

Please be prepared to pay the application fee as outlined in our policy, \$50 per applicant. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

In the City of Seattle, a Landlord is prohibited from requiring disclosure, asking about, rejecting or taking adverse action against an applicant based on an arrest record, conviction record or criminal history, except for registry information as described in SMC 14.09.025.A.3, SMC 14.09.025.A.4, SMC 14.09.025.A.5, and subject to the exclusions and legal requirements in SMC 14.09.115.

COVID-19 exception:

Landlords are prohibited from taking an adverse action against a tenant based on eviction history occurring during or within six months after the end of the civil emergency began on March 3, 2022 and extended until September 30, 2021. And extended to February 28, 2022 in the City of Seattle, pursuant to RCW 59.18.625.

Criteria

REQUIREMENTS TO BE APPROVED FOR AVENUE ONE TENANCY:

Before completing the application, please review the following requirements: Every person wishing to reside in the unit who is 18 years of age or older must apply. Applicants must meet specific criteria. To be approved, applicants must have a credit score of 700 or higher. The credit report may be accessed through any of the three credit reporting agencies, Experian, Equifax or TransUnion. We do not accept tenants who have had an eviction, are a sex offender, or terrorist. Public Records will be accessed for review in jurisdictions where legal. Applicants must have positive landlord and employment references and must have verifiable gross income of at least three times the rental rate. Pay stubs, year-end tax statements, investment account statements and other forms of proof of income may be used to verify this information. We do not accept "Portable Screening Reports", applicants must fill out an Avenue One application and be screened through this process.

HOLDING DEPOSIT:

We operate on a "first come first serve" basis and follow the First in Time law. The first party to have all occupants apply and pass our screening process will be the first party in line for the property. In roommate situations, all occupants age 18 and older must apply and all must be approved in order to be considered first in line.

Once the application has been approved, the applicant has 48 hours to submit a holding deposit and sign the receipt of funds and disclosure document to hold the property. If we do not receive the holding deposit within 48 hours of approval, we will move forward with the next applicant in line.

AGENCY RELATIONSHIP:

Applicant is aware that the parties negotiating this tenancy are not the property owners(s) but are acting as Agents for the property owners. To further understand the agency relationship, the Law of Real Estate Agency pamphlet is available for your review and by your agreement can be accessed online at www.avenueoneresidential.com. Click on the forms tab.