



GRAN, Inc. Rental Criteria

GRAN INC – WASHINGTON
(Outside the City of Seattle)

Residential Qualification Criteria
August 2025

Valid Photo Identification will be Required of all Applicants

When processing your application, the following information will be accessed to conduct the tenant screening: credit history, credit score, multistate criminal database search, sex offender status, county criminal search, eviction history search, public records search, employment verification, residential history verification, and income verification.

When evaluating your report for tenant screening purposes, the following minimum requirements for tenancy, along with items which may result in the denial of your tenancy, are outlined below.

NOTE: Please expect an income verification request via email within one business day from Payscore, a fully encrypted and secure service. Failure to complete the income verification may result in a delay of your rental application.

MINIMUM REQUIREMENTS

RENTAL HISTORY: 12 months of valid, verifiable rental history within the last 18-month period.

Valid rental history is a written lease or month-to-month agreement. *If rental history is less than 12 months with the last 18-month period, an increased deposit will be required. 1 late and/or NSF payments during the last 12-month period will result in an increased deposit.*

CREDIT HISTORY: Established credit history is not required for qualification of residency. *Derogatory credit (excluding medical debt) in excess of \$500 but less than \$2,999 then an increased deposit will be required.*

EMPLOYMENT: 12 months of continuous employment with current or previous employer
If (current and/or previous) employment is less than 12 months, then an increased deposit will be required.

INCOME: Legal and verifiable monthly income must be equal to at least 3 times the monthly rental amount. *If the monthly income is less than 3 times the monthly rental amount but more than 2.5 times the monthly rental amount, then an increased deposit will be required.*

- If an applicant is receiving assistance from a federal, state, local or non-profit agency then the applicant needs only meet the income requirement of their portion of the rent. Proof of assistance from the agency will be required prior to moving in.

Acceptable documentation for legal, verifiable income varies based on the income source. Generally accepted documentation may include 2 consecutive (recent) paystubs, most recent tax returns, W2, Leave & Earnings Statement (LES), Statement of Social Security Benefits, Student loan statement, I20 (International Students), DSHS documentation, Housing voucher, etc.

The following may result in denial of the application:

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| * Confirmed Eviction for non-compliance | * Derogatory credit (excluding medical) in excess of \$2,999 |
| * Rental collection and/or any balance owing to a landlord | * Open or non-discharged bankruptcy within the last 24 months |
| * Foreclosed or past due mortgage | * Falsification of the rental application |
| * Breaking Lease agreement that may result in collection filing | * Verified Social Security Number as falsified. |
| * 2 or more late and/or NSF payments during the last 12-month period | * Monthly income is less than 2.5 times the rental amount |
| * Any negative rental reference | * Undisclosed criminal offenses, warrants and/or convictions |

We do not automatically deny applicants based on criminal history. However, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions for the following offenses may result in denial, as well as any outstanding criminal warrants.

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| Murder (1 st and 2 nd degree) | Theft (1 st & 2 nd degree) | Robbery (1 st & 2 nd degree) |
| Manslaughter (1 st degree) | Rape (All counts) | Burglary (1 st , 2 nd degree & vehicle prowling 1 st degree & Residential) |
| Assault 1 st , 2 nd & 3 rd degree) | Rape of a child (All counts) | Arson (1 st , 2 nd degree & Reckless Burning 1 st degree) |
| Kidnapping (All counts) | Child molestation (All counts) | Possession with intent to Deliver illegal substance(s) (All counts) |
| Any Terror Related Activity | Malicious Mischief (1 st degree) | Delivery or Sale of illegal substance(s) (All counts) |
- * Any criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement may result in denial of the application.

* Consider this statement as notification that we do not accept a comprehensive reusable tenant screening reports, as defined by RCW 59.18.257.

* Final recommendation will be dependent on all areas of qualification outlined above.

Alliance 2020 is the consumer reporting agency who will be compiling your consumer report. You have the right to obtain a free copy of your consumer report in the event of a denial or adverse action, and to dispute the accuracy of the information appearing in the consumer report. All inquiries may be directed to:

Alliance 2020, Inc.
P.O. Box 4828
Renton, WA 98057
Phone: 425.271.8065 / 800.289.8065
Fax: 425.227.9246 / 800.289.9246