



Wagner Management Corporation TENANT SCREENING DISCLOSURE

Pursuant to RCW 59.18.257, Wagner Management Corporation (WMC) hereby discloses the types of information it will obtain to conduct its screening of prospective tenants, the criteria that may result in denial of an application, and the contact information of the consumer reporting agency used to conduct the investigation.

To apply for housing, WMC will conduct a thorough investigation about you for the purpose of leasing a residence. To do so, Wagner Management Corporation will obtain information from the following types of sources:

- Employment history and verification, including income
- Credit history
- Court records
- Criminal background (state and national)
- Other publically available records and information
- Landlord references

Your application for housing may be denied for any of the following reasons:

- Absence of government-issued photo ID (passport, driver's license, Permanent Resident Card, etc.)
- Absence of a Social Security Number (SSN) or SSN and name do not match
- Income is unverifiable or gross-income-to-rent-ratio is below management guidelines
- Number of occupants is too high for the dwelling unit
- Credit history is nonexistent, reflects excessive debt, or has delinquent obligations that are unacceptable to landlord
- Money is owed to a previous landlord
- Previous eviction, legal action against a landlord, or landlord took legal action against applicant
- Criminal check reveals criminal history, regardless of severity or nature of the crime
- Landlord references report untimely payments, damage, uncleanliness, and/or rule violations
- Presence of one or more pets, service animals excepted (with acceptable documentation)
- Any evidence of smoking
- Untruthful, misleading, false, fraudulent, or incomplete information or statements on application

If your application is denied or other adverse action is taken, you have the right to obtain a free copy of the report obtained to check your background and to dispute the accuracy of the information in the report. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

Consumer reporting agency: AppFolio, Incorporated
50 Castilian Drive
Santa Barbara, CA 93117

Telephone (toll free): 866.648.1536 (Option 3 for Consumer Relations)
For information please visit: www.appfolio.com/consumer

Applicant's initials: _____ Date: _____



**Wagner Management Corporation
APPLICATION FOR HOUSING**

One application must be completed per adult over 18 years of age. Nonrefundable processing fee: \$45 for the first adult and \$15 for each additional adult who will be residing in the dwelling unit. Please type or print clearly in ink.

Application For

Apartment building _____ Unit number _____ Desired move-in date _____

Check if applicable Co-signer Section 8 Other rent-subsidy program (please specify) _____

Personal Information

Full legal name _____ Date of birth _____

Social Security Number _____ Driver's license number _____ State _____

Home phone _____ Cell _____ Work _____

Primary email _____ Secondary email _____

Car make _____ Year _____ Model _____ Plate _____

Other Occupants

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Emergency Contact

Emergency contact name _____ Relationship _____ Phone _____

Emergency contact address _____

Current Address

I currently own rent live with relatives live in military housing other

Current address _____

Move-in date _____ Move-out date _____ Rent amount _____

Manager/owner _____ Phone _____

Reason for leaving _____

Previous Address

Previous address _____

Move-in date _____ Move-out date _____ Rent amount _____

Manager/owner _____ Phone _____

Reason for leaving _____

Current Employment

Employer name _____ Phone _____ Start date _____
Position _____ Monthly salary _____ Years worked _____
Employer address _____

Supervisor name _____ Supervisor title _____

Previous Employment

Employer name _____ Phone _____
Position held _____ Monthly salary _____ Years worked _____
Employment start date _____ End date _____
Employer address _____

Supervisor name _____ Supervisor title _____

Additional Information

Have you ever been a defendant in an unlawful detainer (eviction) lawsuit or defaulted (failed to perform) on any obligation of a lease or rental agreement? YES NO
Have you ever been convicted of a crime? YES NO
Have you ever filed suit against a landlord? YES NO
Do you have a waterbed, aquarium, or any other water-filled furniture? YES NO
Does anyone in your household smoke? YES NO
Do you have one or more pets? YES NO
Have you ever filed for bankruptcy? YES NO
Have you ever used credit under any other name? YES NO
Have you ever used another Social Security Number? YES NO
For each question answered "YES," provide a brief explanation (continue on reverse, if necessary) _____

I understand this is not an agreement to rent and all applications must be approved. I authorize WMC to conduct a background check and to obtain any and all information needed to process my housing application. I hereby release and hold harmless WMC and all references from any and all liability in obtaining or disclosing such information about my background. Supplemental information, such as pay stubs, bank statements, deposit slips, tax returns, etc. may be required to complete the application process. I understand that the investigation process may take up to 10 days. WMC may, at its sole discretion, exclude me from housing for any of the reasons cited on page one, including any untruthful, false, fraudulent, misleading, or incomplete information or statements on my application.

Applicant's signature Date

<i>For office use</i> WMC agent _____ ID type _____ ID number: _____
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Wagner Management Corporation
LANDLORD REFERENCE CHECK AUTHORIZATION

A current or former tenant of yours, whose name is reflected below, has applied for housing in a dwelling unit managed by Wagner Management Corporation (WMC). The information you provide will be used solely to assist WMC with its decision regarding this prospective tenant's housing application. In the box below, the tenant has granted permission to release information to WMC for the purpose of determining eligibility for housing. Thank you for your cooperation.

David Wagner, Director of Operations
Wagner Management Corporation

Date

Please respond to the following:

- Did the tenant consistently pay rent in a timely manner?
Has the tenant paid for all financial obligations?
Aside from normal wear-and-tear, did the tenant refrain from causing damage?
Did the tenant adhere to the terms of the rental or lease agreement?
Did the tenant follow the rules and regulations?
Was the tenant considerate of the neighbors?
Would you re-rent to this tenant?

Please elaborate for each "No" response reflected above; if there are additional issues or comments you have regarding this applicant (positive or negative), please share those as well

Blank lines for elaboration on "No" responses.

Owner/Agent Name (print)

Title

Company name (if applicable)

Signature

Date

I hereby authorize my current and previous Landlords to respond to the questions reflected above and discuss, orally and in writing, my tenancy with Wagner Management Corporation. This information will be shared solely with Wagner Management Corporation and will not be disclosed to third parties.

Tenant's name (print)

Tenant's signature

Date