

YOU HAVE CHOSEN TO APPLY FOR RESIDENCY WITH LEE REALTY, LLC

WE DO NOT ACCEPT COMPREHENSIVE PORTABLE REPORTS

Greetings!

We are excited to receive your rental application. Please note application fees are non-refundable and are being paid directly to ACRAnet. If you are applying for a property without asking Lee Realty, LLC about an already pending application, you are doing so at your own risk of paying the application fee and you could be second or third in line for the property you want. We highly encourage you reach out to us at

apply@leerealtyllc.net or (206) 428-7913

We look forward to working with you!

Lee Realty, LLC requires a FULL tenant screening report that may include: a scored credit report, address history, Eviction record search, Sex Offender search, Landlord verification and Income Verification . **The cost is \$65 + tax (FOR EACH APPLICANT), \$50 + tax for a Co-Signer guarantor for applicant**

Rental Criteria is as follows:

Do you have a history of:

Eviction or Unlawful Detainers?

Outstanding balances(s) from past Rentals

Negative or Poor Rental References ?

If you have answered "Yes" to any of the above, please carefully consider submitting your application as you will most likely be denied.

Are you at least 18 years old?

Applicants who are not at least 18 years old will not be accepted.

Do you have attachable Income?

Income Must Be 3 times the Rental Amount

Do you have Verifiable Rental History?

Can you supply Proof of all income sources?

Are you currently in an Open Bankruptcy ?

No response would need a qualified Co-Signer or answering Yes to Bankruptcy would need a Qualified Co-Signer.

Co-Signers must have sufficient attachable income and good credit to qualify.

IMPORTANT: Once the primary applicant's information has been processed and approved, an email will be sent to all other persons who will be living at the address (spouse, roommate, etc.)

Each additional resident MUST respond to the email, supply the requested information and "electronically" sign these separate applications.

As part of your application for residency with Lee Realty, LLC, you need to fill out the proceeding application so that we can conduct a background report.

The application takes approximately 20 minutes to complete. Please be sure to answer all questions and include the most current and up-to-date contact information.

INCOMPLETE APPLICATIONS MAY CAUSE SERIOUS DELAYS AND/OR DENIAL

A background screening specialist from ACRAnet may contact you for additional information during the screening process. Please respond promptly so the background report can be completed as quickly as possible so as not to delay the approval process.

An order summary page will confirm the information that you have submitted allowing you to review your order and make any necessary changes. Please be careful to double check all the information you provide. Once you place the order, you will not be able to modify or change it.

Signature of Applicant

Date

Print name



RENTAL APPLICATION

Lee Realty LLC | Timothy F. Lee, Managing Broker
One application per adult (18+). Incomplete applications delay processing.

ACRAnet Acct. #: **9194**

Office: (206) 428-7913 Email: apply@leerealtyllc.net

Date Application Received: Time:

FOR OFFICE USE ONLY

Completed by Lee Realty LLC

Property Address (complex / unit)	Unit / Apt #	Monthly Rent \$	Sec. Deposit \$	Pet Deposit \$	
Desired Move-In Date		Application Fee			
Report type:	Full Consumer	Quick Check	Comprehensive	Co-Signer (Credit Only)	Other

APPLICANT INFORMATION

Each adult 18+ files a separate application & screening fee

Property / Unit Applying For		Desired Lease Term	Target Move-In Date
Last Name	First Name	Middle / Suffix	Date of Birth
Social Security / ITIN #	Driver's License / Gov't ID #	State	Phone #
Email Address	Total Gross Monthly Income \$ (all sources)	Other Names Used	
Applying: ☐ Alone ☐ With Co-Applicant / Spouse ☐ Owner/Agent visual proof of: ☐ Driver's License ☐ State ID ☐ SS Card ☐ Other			

SPOUSE / CO-APPLICANT (if married or applying jointly; other adults file separately)

Last Name	First Name	Middle / Suffix	Date of Birth	Relationship
Social Security / ITIN #	Driver's License # / State	Phone #	Email Address	

RESIDENCE HISTORY

Provide 3 years of history — current address plus two most recent prior addresses

CURRENT RESIDENCE

Street Address	Apt/Unit #	City	State	Zip	
Landlord / Owner Name	Landlord Phone	Landlord Email	Rent \$	Move In	Move Out
This residence is: ☐ Rent ☐ Own ☐ Family / Friend					

PREVIOUS RESIDENCE (1)

Street Address	Apt/Unit #	City	State	Zip	
Landlord / Owner Name	Landlord Phone	Landlord Email	Rent \$	Move In	Move Out
This residence was: ☐ Rent ☐ Own ☐ Family / Friend					

PREVIOUS RESIDENCE (2)

Street Address	Apt/Unit #	City	State	Zip	
Landlord / Owner Name	Landlord Phone	Landlord Email	Rent \$	Move In	Move Out
This residence was: ☐ Rent ☐ Own ☐ Family / Friend					

Have you given notice to your current landlord? ☐ Yes ☐ No

Date you are seeking occupancy

OCCUPANTS & HOUSEHOLD INFORMATION

All persons 18+ must file a separate application

Primary Occupant Name (applicant or person you are co-signing for)	DOB	Dependents living at property?	Yes	No
Additional Resident Name	DOB	Any resident a smoker?	Yes	No
Additional Resident Name	DOB	Have renter's insurance?	Yes	No
Additional Resident Name	DOB	Waterbed/aquarium over 20 gal?	Yes	No
Additional Resident Name	DOB	Will animals reside in the unit?	Yes	No
		Any service / support animals?	Yes	No

ANIMAL INFORMATION (if animals will reside in the unit)

How many?	Weight(s)	Type(s)	Breed(s)	Service / support animal explanation

EMPLOYMENT & INCOME HISTORY

Attach documentation / verification where noted

CURRENT EMPLOYER

Employer / Organization	Position / Title	City	State	Gross Monthly \$
Supervisor / HR Contact	Phone	Start Date	End Date / Range	

PREVIOUS EMPLOYER

Employer / Organization	Position / Title	City	State	Gross Monthly \$
Supervisor / HR Contact	Phone	Start Date	End Date / Range	

SPOUSE / CO-APPLICANT EMPLOYER (if applicable)

Employer / Organization	Position / Title	City	State	Gross Monthly \$
Supervisor / HR Contact	Phone	Start Date	End Date / Range	

Additional Income \$	Frequency	Source

Additional income such as child support, alimony, or separate maintenance need not be disclosed unless you want it considered for qualification.

FINANCIAL HISTORY

Monthly — Car \$	Loan \$	Credit Cards \$	Other (describe) \$	Ever filed bankruptcy? (Yes/No + date)

BACKGROUND & RENTAL HISTORY

Seattle units: the landlord is prohibited from requiring disclosure of, asking about, or taking adverse action based on arrest record, conviction record, or criminal history except for registry information and as permitted under SMC 14.09, and may not take adverse action based on eviction history occurring between March 3, 2020 and April 30, 2023.

Owner/Agent requires sex-offender screening?	Yes	No	Do you request a reasonable accommodation?	Yes	No
Ever received a notice to pay rent or vacate?	Yes	No	Ever served an unlawful detainer notice or evicted?	Yes	No

If pay-or-vacate — circumstances

If evicted — month/year and address

CRIMINAL HISTORY (non-Seattle units only, where permitted by applicable law)

Ever convicted of a crime? (Yes/No)	Level (Felony/Misdemeanor)	Court Location	Details (attach page if needed)

VEHICLES

Maximum of ONE vehicle per application / resident

Only one vehicle is permitted per application/resident. Written permission separate from this application is required to park on the premises.

Type	Make	Model	Year	Color	Plate # / State

EMERGENCY / PERSONAL CONTACTS

Name	Relationship	Phone #	Address
Name	Relationship	Phone #	Address

BILLING INFORMATION — SCREENING FEE PAYMENT

Pay the non-refundable screening fee by credit card

Total Amount \$	Card Number	Exp (MM/YY)	Security Code

Card type: Visa Mastercard Discover Amex

Name on Card	Billing Address	Apt #	City	State	Zip

My signature below authorizes Lee Realty LLC and/or its background-screening provider to charge the credit card above for the screening fee noted. I agree to pay this charge according to the terms of my cardholder agreement. This signature must be hand-written or e-signed; a typed name is not accepted.

Cardholder Signature	Date

DISCLOSURE REGARDING BACKGROUND INVESTIGATION

[IMPORTANT -- PLEASE READ CAREFULLY BEFORE SIGNING ACKNOWLEDGMENT]

LEE REALTY, LLC ("the Company") may obtain information about you from a consumer reporting agency for tenant screening purposes. Thus, you may be the subject of a consumer report and/or an investigative consumer report which may include information about your character, general reputation, personal characteristics, and/or mode of living, and which can involve personal interviews with sources such as your neighbors, friends, or associates. These reports may contain information regarding your criminal history, social security trace, employment and rental references, credit history and eviction history. You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any investigative consumer report. Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for residency is an investigation into your education and/or employment history conducted by ("Agency"). ACRAnet, 521 West Maxwell Ave Spokane, WA 99201, Phone: (509) 324-1200, Fax: (509) 324-1240, or another outside organization. This Disclosure and Authorization allows the Company to obtain from any outside organization all manner of consumer reports and investigative consumer reports now and, if approved for residency, throughout the course of your tenancy to the extent permitted by law. As a result, you should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report.

Maine, Massachusetts, and New Jersey applicants or residents only: You have the right to inspect and promptly receive a copy of any investigative consumer report requested by Company by contacting the consumer reporting agency identified above directly.

ACKNOWLEDGMENT AND AUTHORIZATION

[IMPORTANT -- PLEASE READ CAREFULLY BEFORE SIGNING ACKNOWLEDGMENT]

I acknowledge receipt of the DISCLOSURE REGARDING BACKGROUND INVESTIGATION and A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT and certify that I have read and understand both of those documents. I hereby authorize the obtaining of consumer reports and/or investigative consumer reports at any time after receipt of this authorization and, if I am approved for residency, throughout my tenancy. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university (public or private), information service bureau, employer, or insurance company to furnish any and all background information requested by ACRAnet, 521 West Maxwell Ave Spokane, WA 99201, Phone: (509) 324-1200, Fax: (509) 324-1240, www.acranet.com, another outside organization acting on behalf of the Company, and/or the Company itself. I agree that a facsimile ("fax"), electronic or photographic copy of this Authorization shall be as valid as the original.

California applicants only: Please check this box if you would like to receive a copy of an investigative consumer report or consumer credit report if one is obtained by the Company at no charge whenever you have a right to receive such a copy under California Law. ☐

I understand that signing and clicking on the "Next" button below constitutes my electronic signature, dated as of when I click on the "Next" button, and that by doing so:

- I am authorizing ACRAnet to conduct the background check(s) described above
- I am consenting to use electronic means to sign this form and have read and understand the above disclosure
- I acknowledge I may request a hard copy of this Disclosure and Authorization form after agreeing to the background check electronically by calling ACRAnet at Phone: (509) 324-1200, Fax: (509) 324-1240

By initialing, I acknowledge having been notified in writing, or by posting, of what types of information will be accessed to conduct the tenant screening and what criteria may result in denial of the application, as required by RCW 59.18.257.

Initials

Signature of Applicant

Date

Print name