

- CASCADIANS, INC. -

APPLICANT PRESCREENING CRITERIA PRIOR TO APPLYING FOR RESIDENCY  
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**TO BE APPROVED AND BECOME A RESIDENT OF VISTA CASCADE REQUIRES THE FOLLOWING:**

In order to provide a safe and secure environment for all of our current and future residents and ensure that residents will be able to meet their financial obligations to Cascadians, Inc. and peaceably coexist in our community, we require that all applicants for residency submit to a complete and thorough background investigation. This investigation will be conducted within all Federal, State and Local laws. As you are entering into a contractual agreement, these procedures are meant to protect you, Cascadians, Inc., and all existing residents within the community.

.1) A fully completed application for residency must be submitted to and approved by the Board of Directors of Cascadians, Inc. prior to residency, with a copy of your drivers or a state ID showing a picture and your date of birth, a certified check (in U.S. Funds only) made payable to CASCADIANS, INC. in the amount of \$40.00 per person or \$65.00 per legally married couple for the application fee and signed acceptance of the community Rules and Regulations and Bylaws.

2) The management office will obtain a complete credit report. Credit scores of 630 or better are acceptable. All bankruptcies must be discharged and a copy of the discharge must be supplied. Slow pays or collection accounts may require that the applicant maintain a pre-paid account for one (1) year.

3) All sources of income must be verified. As a minimum, income must be verified at \$1,600 per month or \$19,200 annual. Co-application will be considered as joint income sources for the above. W-2's or tax returns from the past two (2) years, and the most recent 30-days pay stubs and/or bank statements from the past six months are required.

4) Verification(s) of age must be supplied. The first resident must be 55 years or older and the second resident must be 45 or older. In accordance with the Federal Fair Housing Act, we will require one of the following documents for each occupant:

- Driver's license, State issued identification card or passport
- Social Security number
- Military Identification
- Birth Certificate

Any other state, local or national official document containing proof of birth date of comparable reliability.

5) A conviction of a felonious crime or a crime involving dishonest or false statements may be grounds for denial of the application.

6) Acceptable rental history. A previous foreclosure or eviction may be grounds for denial of the applications.

**Failure to disclose any and all past historical information needed to verify the applicants may affect your application and will not remove the Board of Directors obligation from proceeding with termination of your membership in Vista Cascade, if such information is obtained at a later date. A false statement or intentional material omission may result in the applicant being denied or possible eviction.**

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**To be approved and become a resident of Vista Cascade requires the following:**

**Criminal History:** Your application could be denied if within the past 5 years you or anyone listed on your pending application has:

- Plead to or been convicted of a drug charge such as but not limited to manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance.
- Plead to or been convicted of a violent crime such as but not limited to domestic violence, robbery, assault or aggravated assault your application will be denied.
- Plead to or been convicted for any type of crime that would be considered a threat to real property such as but not limited to burglary, theft, criminal damage, and trespassing.
- Plead to or been convicted for any type of crime that would be considered a threat to real property such as but not limited to disorderly conduct, or loud music.
- Plead to or been convicted of a felony or a DUI.
- Plead to or been convicted of prostitution.
- Plead to or been convicted of criminal street gang activity.
- Plead to or been convicted of threatening or intimidating actions.
- Plead to or been convicted of facilitation of a crime.
- Ever plead to been convicted of any type of sex crime, or crime against children.
- Your application will be denied if any one listed on your application is currently on probation or parole.

**Non-Compliance activity:** Your application will be denied if your previous landlord(s) report non-compliance activity including but not limited to:

- Repeated disturbance of the neighbor's peaceful enjoyment of the area.
- Reports of prostitution, drug dealing or drug manufacturing.
- Damage to the property beyond normal wear.
- Reports of violence or threats against landlord(s) or neighbors.
- Allowing persons not on the records to reside on the premises.
- Failure to give legal notice when vacating from the property.
- Previous landlord(s) would be disinclined to rent to you again for any other reason pertaining to the behavior of yourself, your pet, or others allowed on the property during your tenancy.
- Reported violations of non-compliance activities could result in a fine.

We appreciate your understanding of our guidelines and welcome your residency