



Cheney Real Estate Management, Inc.



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Guarantor (Co-Signer) Acceptance Policy

Cheney Real Estate Management, Inc. does not accept the comprehensive, reusable tenant screening report.

We are an equal opportunity housing provider. We do not discriminate based on Race, Color, Creed, Sex, Marital Status, Familial Status, Immigration Status, National Origin, Disability, Retaliation or Religion.

- All prospective guarantors age 18 and over must complete a guarantor application and present valid identification.
- Our screening process consists of:
 - Verifying information provided on the rental application,
 - Obtaining credit reports from one or more credit agencies.
- A Guarantor (Co-Signer) will be denied based on the following screening criteria:
 - Income
 - A Guarantor (Co-Signer) must show proof of monthly income great enough to pay his/her own monthly liabilities plus greater than or equal to three times the monthly rental amount, excluding any subsidized portion of rent.
 - Residential History
 - Unverifiable residence history,
 - Negative residence history.
 - Credit History
 - Automatic denial for negative items includes, but is not limited to:
 - FICO Score less than 700,
 - Open bankruptcy,
 - Rental collections (monies still owing),
 - Unpaid or collections of utilities.
 - Negative credit history (excluding negative medical items);
 - One (1) or more negative items. Negative items include, but are not limited to:
 - Collections,
 - Bankruptcy (closed) within last 7 years,
 - Repossessions,
 - Judgments,
 - Liens,
 - Rental collections (paid).
 - Other History
 - Providing false information on the application; falsifying the application, and/or any gross distortion of the truth.
 - Incomplete applications will be denied, will not be accepted, and will be returned to the applicant via mail for completion.
 - When applicant has been denied and the fourteen (14) days discussion period has past, the applicant cannot reapply for six (6) months.