How Your Application is Evaluated

Understanding rental requirements can feel overwhelming, but the process is straightforward. Here is exactly how your application is evaluated and why these standards exist.

1 Income Verification: The "3X Rent" Rule

To ensure residents can comfortably afford their home alongside other life expenses, a gross income of 3 times the monthly rent is required.

Gross Income is what you earn before taxes and deductions are taken out.

Why this matters:

This standard ensures that after paying rent, you still have roughly **66%** of your income left over for groceries, utilities, transportation, savings, and everyday life. It protects you from financial strain.

How it's calculated:

- **Hourly & Salaried**: We look at your consistent, verifiable income before taxes.
- **Combined Income**: If you are applying with a co-applicant or roommate, we combine your incomes to help meet the requirement together.

2 Rental & Landlord History

Your past rental history helps demonstrate your track record as a resident.

- **Good Standing** – History of consistent, on-time rent payments
- **Lease Compliance** – Record of taking care of the property and following rules
- **Red Flags** – Checks for recent evictions or outstanding landlord debt.

What we look for:

Verifiable rental history from unbiased, non-relative landlords. We want to see a history of on-time payments and successfully completed leases.

3 Background Check

Safety and community well-being are top priorities. Background checks are conducted in strict compliance with all fair housing laws.

Background history is evaluated responsibly. The primary focus is on ensuring the safety of the property and the community.

Tulalip Tribes
LEASING & COMMUNITY DEVELOPMENT