

RENTAL CRITERIA

Identification

Applicant must provide current government issued photo identification

Income, Applicant may be denied for:

Lack of proof of income

Monthly household income less than 2.5 time(s) the stated monthly rental amount

Credit History Applicant may be denied for:

Unverifiable social security number

Open bankruptcy

Tax lien

Foreclosure

Past due mortgage

Judgments or collections

Judgments or collection for unpaid rent

Judgments or collection for damage to rental unit

Bankruptcy dismissed or discharged within the past 6 months

Criminal History

Applicant may be denied where the date of disposition, release or probation has occurred within the past seven years for a conviction, guilty plea or no-contest plea for:

Drug related offenses

Murder

Arson

Sex crimes and/or crimes against a child

Assault

Vehicle prowling

Manslaughter

Domestic Violence

Malicious mischief

Registered or unregistered sex offender

Burglary

Robbery

Kidnapping

Forgery

Employment History Applicant may be denied for:

Employment for less than 12 months with current employer OR Less than 24 months in the same or similar field of work

Unverifiable employment

Evictions and Judgments Applicant may be denied for:

Eviction filed in the past 7 years

Judgment or collection for damage to rental unit

Judgment or collection for unpaid rent

Rental History Applicant may be denied for:

Unverifiable rental history

Less than 24 months of rental history

Unfulfilled lease obligation(s)

Eviction pending

2 or more late payments within a 12-month period

1 or more NSF checks in a 12-month period

2 or more complaints in a 12-month period

Unauthorized pet(s)

Unauthorized occupant(s)

Damage to the unit or property

Current or past balance owing for deposit, rent, fees or damages

If your application is denied the landlord is required to provide you with a written notice of adverse action that states the reason(s) for taking adverse action (RCW 59.18.257). Adverse action can be denial of your application or approval on condition (co-signer required, increased deposit, last month's rent, increased monthly rent). You have the right to dispute the accuracy of the information in the tenant screening report. You have the right to a free copy of your tenant screening report. To dispute the accuracy of your tenant screening report or to request a free copy of your tenant screening report please submit your request in writing with a copy of your photo ID to:

LandlordSolutions

2201 North 30th Street, Tacoma, WA 98403 Office: 253-396-0010 | Fax: 866-877-9688 www.landlordsolutionsinc.com

For applicants applying for a property in the city of Tacoma, the link below will provide with access to information about code violations, findings on discrimination cases, and register to vote. www.washingtonlawhelp.org/rentalhousingcode.

By signing below the applicant acknowledges receipt of the prospective landlord's criteria that may result in denial of your application. Screening fees are non-refundable. Applicant may be denied for providing false, inaccurate or misleading information or for an incomplete application.

Applicant - Print name and Date