

# SCREENING CRITERIA'S

Thank you for your interest in renting one of our rental properties.

## GENERAL REQUIREMENTS

- Each person over the age of 18 who intends to reside in the dwelling must submit a separate application.
- Applications must be filled out completely and signed by all party applying.
- Application fees (\$\_\_\_\_\_ per adult) must be paid prior to processing the application. This fee is **NON-REFUNDABLE**.
- Applicants must provide proof of income to verify that their net monthly income matches 2.5 to 3 times the monthly rent.
- Each applicant must provide a rental reference, confirming rental history with a landlord and contact information for verification from last residence owner.
- Applicants will sign and date the Rental Application Form (RAF) included in the online application, authorizing us to inquire after rental history.

**\*ALL ITEMS ARE CONSIDERED FOR AN APPLICATION TO BE COMPLETED.**

## BACKGROUND CHECK/TENANT SCREENING

- Quantity and type of criminal records (driving, drugs, violent, infraction, sexual, theft)
- Quantity of Civil cases found in the court records (*collections, small claims, NSF-checks, judgments, harassment, etc.* )
- Quantity of evictions on applicant history
- Quantity of bankruptcies on applicant history
- Average length of stay at each residence (previous 10yr history)
- Rent to income ratio
- Quantity and type of pets (non-service animals)
- Smoking status
- Valid SSN and ID

By reading these terms and conditions you understand that this is all part of the process that will access worthiness of the rental property. You will receive an adverse action notice approved or not approved and reason listed why. All applicants may contact below as to name and address of any participating consumer reporting agency, rental manager, or other landlord screening designee (with rights to obtain/dispute a free copy therein.)

Landlord/Manager or Designee: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

(Post on rental premises or rental office. Give a copy to each applicant before screening. )

RCW 59.18.257

Screening Service from The Landlords Agency

Email: info@landlords.org

Call: (360)-489-6697

Fax: (866)-876-3404

Landlords.org