

Notice to Applicants for Tenancy

Resident Acceptance Policies/Criteria and Consumer Reports

Does Landlord/Property Management Company accept Portable Tenant Screening Report? :

Yes or No

In compliance with Washington State's Fair Tenant Screening Act of 2012, and the Fair Credit Reporting Act (FCRA), this is to inform you that an investigation involving the statements made on your rental application for tenancy will be initiated. You authorize the Landlord/Manager to obtain credit reports, court records (civil, criminal, arrest), character reports, employment, bank and rental references as needed to verify all information and names put forth on the rental application.

The company(s) below may be requested to provide information about your history and take no part in making the decision to accept or reject your rental application. They are unable to supply you with specific reasons why the decision was made. You have a right under the Fair Credit Reporting Act to know the information contained in your credit/consumer file at the consumer-reporting agency. You have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

- **Credit Information:** TransUnion Consumer Relations, 2 Baldwin Place, PO Box 1000, Chester, PA 19022. Phone: 800-888-4213 or TransUnion Consumer Relations, PO Box 390, Springfield, PA 19064. www.transunion.com/myoptions
- **National Tenant Network - Northwest** PO Box 21027 Keizer, OR 97303 Phone 888-989-1686 <https://ntnonline.com/consumers/>

PLEASE READ BEFORE APPLYING. YOU MAY BE DECLINED BASED ON THE FOLLOWING CRITERIA:

- Omit or report false information on the rental application.
- History of criminal behavior that may negatively affect tenancy: drugs, sex offense, theft, robbery, assault, active warrants, etc.
- Possess no state issued identification (Driver's License, Passport or ID). Photo identification required.
- High Debt to Income ratio (generally 35% - Income should exceed: \$ _____).
- Unverifiable or insufficient income or too much debt. | Required: 6 months of verifiable paystubs.
- Unpaid utility bills or collections (excluding medical).
- Lack of 6 (Six) months of continuous positive rental history. Negative and/or incomplete rental reference.
- Eviction or unlawful detainer.
- Open bankruptcies and/or foreclosures.
- No Pets (If pets are allowed, size, quantity and type addressed in a Pet Addendum and stated in the lease).
- No Smoking on premises (inside or outside unit).
- No subleasing, including roommates. You, and each adult, must apply.

You are encouraged to apply; however, you are not required to if you feel you may be declined based on the above criteria. A non-refundable fee (specified on the application) will be assessed to process the application. Fees go towards reporting agency reports, long distance phone charges; time spent calling past and present landlords, employers and other references. Prospective residents will be notified as soon as possible regarding their application approval or denial. Questions regarding the application process can be addressed to the owner, resident manager or agent for the property. Thank you for your time and consideration.

Applicant Name: _____ Applicant Signature: _____

Date: _____