



TENANT SELECTION CRITERIA

The following applies to normal rentals requiring **first month's rent, deposit and pet fee/rent** paid in advance prior to occupancy.

If you do not meet these qualifications, you may contact the office to discuss your particular details — depending on your situation, owner/agent may impose additional requirements or conditions to your rental (increased deposit, additional rules, etc.) or deny your application at the owner/agent's sole discretion.

If you have specific questions, please call the office at (253) 475-1884 or e-mail us at: steve@familyrealestate.net

Rental Criteria

Applicant may be denied for providing false, inaccurate or misleading information or for submitting an incomplete application. **If you don't believe that you qualify based on these criteria, please request an interview with the manager prior to applying.** Unless approved for a special program based on your circumstances in advance, your application may be denied for any of the following reasons:

Portable or tenant supplied screening reports will not be accepted.

Identification & Income

- Failure to provide valid government issued Identification for all adults planning to reside at unit.
- Failure to provide a valid Social Security Card for each person planning to reside at unit.
- Lack of proof of income
- Monthly household income less than Three (3) times the Tenant's portion of the advertised rent amount.

Credit History

- Unverifiable social security number
- Credit score below 575
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past 36 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Other Judgments or collections: [X] Medical disregarded [X] Student loans disregarded
- Foreclosure in the past 24 months
- Past due mortgage
- Tax lien

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:

- Any drug related charges: Possession, Manufacturing, Dealing, Intent to Deliver, etc.
- Sex Related crimes against adults or children or required to register on the Sex Offender Registry
- All other felony or misdemeanor crimes will be evaluated on a case by case basis – please complete your application form, attach letter of explanation, and request an interview to discuss your situation.

Eviction and Judgment

- Eviction (Unlawful Detainer Action) filed in the past 60 months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit

Rental History

- Unverifiable rental history
- Less than 36 months of rental history
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- 1 or more eviction within a 60 month period
- 3 or more late payments within a 12 month period
- 2 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 property

Other:

- Inability to establish utility services in the name of the tenant(s) on day of move in.
- Inability to obtain Renter's Insurance which is required of all tenants.
- Falsification of any information reported on application form.
- Inability to verify information provided
- Incomplete rental application form
- Failure to provide any requested or missing data within 1 business day of being notified of the need for the information.
- Inability to move in or start tenancy on the advertised available date of the rental.
- Inability to pay the required move in fees, deposits and full first month's rent on agreed starting date.

If your application is denied the owner/manager 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](#)). 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:

Landlord Solutions, 2201 North 30th Street, Tacoma, WA 98403 Office: 253-396-0010 Fax: 866-877-9688
Email: screening@landlordsolutionsinc.com