

RENTAL CRITERIA

At this time, we are not accepting Comprehensive Reusable Tenant Screening Reports. Screening fees are non-refundable. Applicant may be denied for providing false, inaccurate, or misleading information or for an incomplete application.

Identification:

Applicant must provide current government issued photo identification

Income: Applicant may be declined for:

Lack of proof of income / Monthly household income less than 2.5 time(s) stated monthly rental amount

Credit History: Applicant may be declined for:

Open bankruptcy / Tax lien / Foreclosure / Collection with Utility Company
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
Credit score below 620

Criminal History: Applicant may be declined for:

Landlord will review criminal records on a case-by-case basis. When you apply, screening will be run on income, credit, rental history and other areas listed in the screening criteria, including criminal history. If the screening passes the non-criminal requirements and you have no criminal convictions, then your application may be accepted immediately. If you do have criminal convictions, you may be given the following recommendation: Additional Review Required: Gather information needed to establish qualifications. **See Criteria for Court Records Screening Form.**

Employment History: Applicant may be declined 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 declined 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 declined for:

Unverifiable rental history / Less than 24 months of rental history / Unfulfilled lease obligation(s)
Current or past balance owing for deposit, rent, fees or damages to the unit or property / 1 or more NSF checks in a 12-month period / 2 or more late payments within a 12-month period / 2 or more complaints in a 12-month period / Unauthorized pet(s) / Unauthorized occupant(s)

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: Orca Information, Inc. 120 E. George Hopper Rd., #108, Burlington, WA 98233, Phone: 360-588-1633, Fax: 360-588-1189 Email: orca@orcainfo-com.com, website: <https://www.orcainfo-com.com/>