

RENTAL CRITERIA - CITY OF SEATTLE

Coast Property Management is prohibited from requiring disclosure, asking about, rejecting an applicant, or taking adverse action based on any arrest record, conviction record, or criminal history, except sex offender registry information.

All applications are submitted to On-Site.com, a third-party rental applicant screening company. The tenant screening investigation includes a criminal background screening, limited to sex offender registry information only. All applicants will be screened for registry information. [Housing Provider] considers the entire application and considers prior convictions reportable under the Fair Credit Reporting Act and rules of Washington, limited to those appearing on a local, state, or national registry only. Consideration will be given to the following factors relating to the conviction(s) that requires registry on a local, state, or national sex offender registry:

The nature and severity of the conviction; (1) The number and types of convictions; (2) The time that has elapsed since the date of conviction; (3) Age of the individual at the time of convictions; (4) Evidence of good tenant history before and/or after the conviction occurred; and (5) Any supplemental information related to the individual's rehabilitation, good conduct, and additional facts or explanations provided by the individual.

CITY OF SEATTLE DISCLOSURE: Applicants are notified that landlords in the City of Seattle are prohibited from requiring disclosure, asking about, rejecting an applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for registry information as described in subsections 14.09.025.A.3, 14.09.025.A.4, and 14.09.025.A.5, and subject to the exclusions and legal requirements in Section 14.09.115. Applicants are further notified that the application is based on the screening criteria for this community, which is attached to this application. Applicant may provide supplemental information related to Applicant's rehabilitation, good conduct, and facts or explanations regarding their registry information. If this application is for a City of Seattle MFTE unit, the holding fee will not be forfeited if the applicant chooses not to reside in the unit for any reason, but instead will be refunded to the applicant. The landlord is prohibited from taking an adverse action against a tenant based on eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020, and that the Seattle Office for Civil Rights is the department that will enforce any violations of this ordinance.

- A)** All rental applications must be completed in-full prior to screening, including all applicable addresses, dates and phone numbers. Incomplete applications and applications with incorrect information will be denied. Additional fees will be assessed for re-applications with correct or complete information when supplied.
- B)** The prospective resident must initially provide valid identification. A driver's license, visa/green card or other picture ID may be acceptable. Valid proof of a social security number, Work Visa, Alien Registration Receipt Card, Temporary Resident Card, or ITIN is also required.
- C)** Gross monthly income must be at least **2.0** times the monthly unit rent and exceed \$400 after rent and estimated debt.
- D)** No less than two years of current and previous verifiable landlord or residence references are to be listed on the application, provided with telephone numbers. Identify mortgage lenders and/or landlord sales contact persons where applicable. Derogatory rental history or outstanding landlord collections are grounds for denial.
- E)** A credit report will be run. Using a statistical model, creditors compare information on your credit profile, such as your bill-paying history, number and type of accounts you have, late payments, collection actions, outstanding debt, rental history, and the age of the accounts, to the credit performance of consumers with similar profiles.
- F)** Any recorded unlawful detainer, related unpaid collections, open bankruptcies or judgments may result in denial of application.
- G)** Employment and income must be verifiable.
- H) SECTION 8 APPLICANT CRITERIA:** All Section 8 applicants are required to meet the same criteria as stated above, *with the exception that the applicant only needs to meet income requirements for their portion of the rent*. Recommendations will be made following the above set standards, and will include the following notice:

This recommendation is based on the standard for this Community. The applicant should verify with their own specific Section 8 requirements to determine eligibility for residency at this community.

Inability to meet any of the above criteria for residency may result in the denial of approval for residency. The applicant will be provided with contact information for the consumer reporting agencies that provided the consumer

information.

The report includes information provided by On-Site and the following other consumer reporting agency(ies):

Credit Information Provider(s):

Equifax
P.O. Box 740241
Atlanta, GA 30374
800-685-1111
www.equifax.com

TransUnion
P.O. Box 1000
Chester, PA 19022
888-909-8872
www.transunion.com

Experian
P.O. Box 2104
Allen, TX 75013
888-397-3742
www.experian.com

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

Applicant's Signature

Date

Receiving Agent Signature

Date