

Good Property Management Rental Criteria

IDENTIFICATION

- **Applicant must provide copy of a current State or Government issued photo identification (Drivers License, State Identification Card &/or Military ID)**

INCOME

Applicant **may** be denied for:

- Lack of proof of income
- Monthly household income less than **3** time(s) the stated monthly rental amount. (For ease of use purposes a household consists of a single person or a married couple)

CREDIT HISTORY

Applicant **may** be denied for:

- Open bankruptcy (Unless Attorney letter & approved by Operations Manger)
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Judgment or collections in excess of **\$500** or **5 or more** open collection accounts
[] Medical disregarded [] Student loans disregarded
- Tax lien(s)
- Unverifiable Social Security Number

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, but not limited to:

- Drug related offenses (intent to deliver, delivery, sale or possession of a controlled substance or manufacturing)
- Felony Convictions

EMPLOYMENT HISTORY

Applicant **may** be denied for:

- Unverifiable employment (unless other income can be provided, ie: bank statement, tax returns, etc.)

EVICTON AND JUDGMENT

Applicant **may** be denied for:

- Eviction filed in last 5 years
- Judgment or collection for unpaid rent
- Judgment or collections for damage to rental unit

RENTAL HISTORY

Applicant **may** be denied for:

- Unverifiable rental history
- Unfulfilled lease obligation(Lease Break)
- Current or past balance owing for deposit, rent, fees or damages
- Pending Eviction
- **3** or more late payments within a **12** month period
- **2** or more NSF checks in a **12** month period
- **2** or more Legal 10 day notices in a **12** month period
- Unauthorized pet(s)
- Unauthorized occupant(s)
- Damage to previous rental units or rental property

Applicant may be denied for providing false, inaccurate or misleading information or for an incomplete application.

Applicant MUST submit all documents (paystubs/bank statements, state issued photo id, completed application, any & all information to complete the qualifying process), if not received at time of application submittal, application will not be accepted and may be passed over for another applicant.

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 provided in the tenant screening report with certified documents that prove the inaccuracy in the credit/criminal reporting & rental history verification.

By signing below the applicant acknowledges receipt of the prospective landlord’s criteria that may result in denial of your application. Screening fees are non-refundable.

Applicant:

Date:

Applicant:

Date:

Good Property Management Agent :

Date: