

Owner /
Property Mngr: _____
Move-In Date: _____



ACCURATE SCREENING & CREDIT REPORTING, LLC

Phone -Text: (253) 588-1863 • Fax: (253) 588-7642

Email: accuratescreening@gmail.com

A separate application is required for each potential occupant 18 years of age or older.

Any false statements made may result in denial.

RENTAL PROPERTY _____ Rent Amount: \$ _____

IDENTIFICATION (PLEASE PRINT) Cell Phone: _____ Alt. Phone: _____

Email Address: _____

Applicant's Name: _____ Birth Date: _____ Soc. Sec. No. _____

Driver's Lic./ID No.: _____ State: _____ Driver's Lic./ID Address: _____

Occupants under the age of 18:

1) _____ Birth Date: _____ 2) _____ Birth Date: _____

3) _____ Birth Date: _____ 4) _____ Birth Date: _____

RESIDENTIAL HISTORY

CURRENT OWN RENT FRIENDS/FAMILY

FROM: _____ / _____ TO: _____ / _____ AMT: \$ _____

Address: _____ Apt. No: _____

City: _____ State: _____ Zip: _____

Payments To: _____ Phone: _____

Reason for Moving: _____

PREVIOUS OWN RENT FRIENDS/FAMILY

FROM: _____ / _____ TO: _____ / _____ AMT: \$ _____

Address: _____ Apt. No: _____

City: _____ State: _____ Zip: _____

Payments To: _____ Phone: _____

Reason for Moving: _____

APPLICANT'S EMPLOYMENT/INCOME HISTORY (Pay stubs, LES, bank statements, tax returns or similar, may be required.)

Current Employer: _____

Address: _____

Job Title: _____ Pay: \$ _____ Hourly Monthly

Hours Per Week: _____ Length of Employ: _____

Supervisor's Name: _____ Phone: _____

Previous or Other Employer: _____

Address: _____

Job Title: _____ Pay: \$ _____ Hourly Monthly

Hours Per Week: _____ Length of Employ: _____

Supervisor's Name: _____ Phone: _____

Total Additional Monthly Income (Note all sources that apply or list under Other):

DSHS: \$ _____ SSI/SSD: \$ _____ Housing Benefits: \$ _____ Food Benefits: \$ _____ Student Loan: \$ _____

Spousal Support: \$ _____ Child Support: \$ _____ Other: \$ _____

VEHICLE Make: _____ Model: _____ Year: _____ Color: _____ State: _____ Plate No: _____

EMERGENCY CONTACTS

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

ADDITIONAL INFORMATION (Please use additional page for further explanation.)

PETS: Yes No SERVICE: Yes No COMPANION: Yes No ***Proof verifying Service or Companion Animal need is required.**

Please describe all pets/animals: _____

ANY EVICTIONS? Yes No Have you broken a rental contract or left owing a balance? Yes No Refused to pay rent? Yes No

If any Yes, please note Year(s) & Rental Agency(ies) and provide explanation: _____

Poor Credit / Collections: Yes No If yes, agree to elevated deposit of \$ _____ Initial _____ Initial _____

Filed Bankruptcy: Yes No Year: _____

Arrested: Yes No Year: _____ Convicted of a Felony: Yes No Year: _____ If any Yes, provide explanation.

Have you or another occupant ever been convicted of a crime?: Yes No County / State: _____

Have you ever been convicted of any drug related criminal activity? Yes No Year: _____ If yes, provide explanation.

Do you or any other family members smoke?: Yes No

I have reviewed the Fair Tenant Screening Act: Initial _____ Initial _____

DISCLOSURE _____ (“Rental Entity”) may obtain information about you from Accurate Screening & Credit Reporting, LLC, P.O. Box 39673, Lakewood, WA 98496, (253) 588-1863, for tenant screening purposes. Thus, you may be the subject of a background check, also known as a ‘consumer report’ and/or an ‘investigative consumer report,’ which may include information about your character, general reputation, personal characteristics, and/or mode of living. These reports may contain, without limitation, all or some of the following types of information about you: your credit history, social security number verification, address and alias history, personal and/or professional references, employment history, educational history, licenses, certifications, motor vehicle records, driving records, criminal history, and civil court record history. You have the right to know whether a consumer report has been obtained about you, and you have the right to request a copy of any report obtained by Rental Entity, a copy of ‘A Summary of Your Rights Under the FCRA,’ and a complete and accurate written disclosure of the nature and scope of any investigative consumer report obtained by Rental Entity. An investigative consumer report is information on an individual’s character, general reputation, personal characteristics or mode of living is obtained through a personal interview with an information source. The nature and scope of the most common form of investigative consumer report obtained for tenant screening purposes is an interview with a landlord employer or supervisor.

New York and Maine residents only: You have the right to inspect and receive a copy of any investigative consumer report requested by Rental Entity by contacting the consumer reporting agency identified above directly. You may contact the Rental Entity to request the name, address and telephone number of the nearest unit of the consumer reporting agency designated to handle inquiries, which the Rental Entity shall provide within 5 days.

New York residents only: Upon request, you will be informed whether or not a consumer report was requested by Rental Entity, and if such report was requested, informed of the name and address of the consumer reporting agency that furnished the report. By signing below you acknowledge receipt of Article 23-A of the New York Correction Law.

Oregon residents only: Information describing your rights under federal and Oregon law regarding consumer identity theft protection, the storage and disposal of your credit information, and remedies available should you suspect or find that the Rental Entity has not maintained secured records will be provided upon request.

Washington State residents only: You have the right to request from the consumer reporting agency a written summary of your rights and remedies under the Washington Fair Credit Reporting Act.

AUTHORIZATION By completing this application I agree that you may conduct a credit, background and reference check on me. I hereby authorize Accurate Screening & Credit Reporting, LLC to use their authorized consumer reporting agency, credit bureau, or other investigative agencies to investigate the references within this application or statements of other data obtained from me or any other person pertaining to my employment history, prior credit tendencies, character, general reputation, personal characteristics, and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the Rental Entity in support of this application. I have been advised that I have the right, under Section 606B of the Fair Credit Reporting Act, to make a written request, within 60 days, for a complete and accurate disclosure of the nature and scope of this investigation.

The facts set forth on this sheet are true and complete. I, as the prospective applicant, agree that a complete investigation of all on this sheet will not constitute an invasion of privacy. I authorize Accurate Screening & Credit Reporting, LLC to obtain credit reports, criminal and eviction background information. Accurate Screening & Credit Reporting, LLC has my permission to release information found in their screening process.

OWNER/AGENT WILL REQUIRE A NON-REFUNDABLE PAYMENT OF \$ _____ WHICH IS TO BE USED TO SCREEN APPLICANT WITH RESPECT TO CREDIT HISTORY AND/OR OTHER BACKGROUND INFORMATION.

AUTHORIZED SIGNATURE: _____ **DATE:** _____

RCW 59.18.253 Holding Fee Amount: \$ _____ Initial _____ Initial _____

Upon approval of tenancy/signing of rental/lease agreement, this fee will be credited against my deposit and/or my first month’s rent. I hereby waive all rights to the return of holding fee and holding fee shall be retained as liquidated damages in the event I do not choose to enter into the agreement applied herein. In the event application for tenancy is not accepted, holding fee shall be refunded to applicant.

RENTAL CRITERIA

Fair Tenant Screening Act

RCW 59.18.257

Rental Entity or Property Manager: _____

TENANT IDENTIFICATION: Applicant must provide current government issued photo identification.

When accepting a Tenant Rental Application we will consider extenuating circumstances (ie: medical reasons, unemployment, gaps in employment, etc.). Screening reports will be reviewed for the following negative information and **could** result in denial of tenancy:

***CREDIT HISTORY. Applicant may be denied for:**

Unverifiable social security number, open bankruptcy, judgement(s) or collections(s) for unpaid rent or damages, excessive collections (ie: utilities, check cashing/pay day loans, revolving accounts, etc.).

Other: _____

***CRIMINAL HISTORY. Applicant may be denied where the date of disposition and/or release of probation have occurred within the past 7 years for a conviction, guilty plea or no-contest plea for:**

Drug related offenses (intent to deliver, delivery, sale or possession of a controlled substance, manufacturing, etc.).

Sex crimes and/or crimes against a child, registered or unregistered sex offender (10 year disclosure).

Felonies (assault, arson, robbery, forgery, etc.).

Other: _____

***RENTAL HISTORY. Applicant may be denied for:**

Unverifiable rental history, unfulfilled or non-compliance of lease obligations, current or past owing for deposit, rent, fees or damages.

Eviction filed in the last _____ months or years or eviction pending.

Other: _____

***EMPLOYMENT HISTORY & INCOME. Applicant may be denied for:**

Unverifiable employment or income, lack of income, etc.

Other: _____

Proof of income is required and is obtained in various ways, ie: directly through employer, bank statements, pay stubs, LES, tax returns, letters from DSHS, SSA & DVA, etc.

Adequate income to pay rent is required:

_____ 2.5 minimum Income/Rent Ratio OR _____ 3.0 minimum Income/Rent Ratio

_____ Other: _____

***Tenant Applications are also reviewed for lack of information or false information.**

***Under the Fair Credit Reporting Act, Property Managers/Landlords are unable to give an applicant a copy of the background check.**

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 with additional condition(s), ie: co-signer required, increased deposit, increased monthly rent, last month's rent, etc. 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 or for a free copy of your tenant screening report, please submit your request in writing with a copy of your photo ID to:

Accurate Screening & Credit Reporting, LLC, PO Box 39673, Lakewood, WA 98496, Phone/Text: (253) 588-1863, Fax: (253) 588-7642

Date: _____

Signature: _____ Print Name: _____

Signature: _____ Print Name: _____