

**Puget Sound Property Management**  
**Residential Qualification Criteria**  
February 2017

We do NOT accept comprehensive reusable tenant screening reports

**Rental History:** 12 months valid, verifiable rental history  
*Valid rental history is a written lease or month-to-month agreement.  
If rental history is less than 12 months then a last months rent may be requested. 2 late payments, NSF checks and/or noise complaints within 12 months may result in a last months rent. Final recommendation will also be dependant on credit history, income and employment.*

**Credit History:** Established credit history not required for approval of residency. However,  
*if derogatory credit history (excluding medical & student loan debt) is in excess of \$2000 a last months rent may be requested. Final recommendation will also be dependant on income, rental & employment history.*

**Employment:** 6 months with current employer or previous employment in same field of work  
*Final recommendation will also be dependant on rental & credit history and income*

**Income:** Monthly verifiable income must be equal to at least 3 times the rental amount  
*If income is less than 3 times (but more than 2.5) the rental amount then a last months rent may be requested. Final recommendation will also be dependant on rental, credit & employment history.*

**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.

**GROUND FOR DENIAL WILL RESULT FROM THE FOLLOWING ON ALL APPLICANTS AND ANY HOUSEHOLD MEMBERS:**

Verified paid or unpaid eviction showing on credit report or confirmed with landlord in the last 3 years.  
Unpaid rental collection verified on credit report.  
Balance owing to landlord.  
Verified unpaid eviction.  
3 or more late payments and/or NSF checks and/or noise complaints within a 12 month rental period (current and/or previous).  
Open or non discharged bankruptcy or any discharged bankruptcy within the last 2 years.  
Unverifiable social security number.  
Falsification of rental application.  
Breaking lease agreement that will result in collection filing.  
Monthly verifiable income that is less than 2.5 times the rent

We do not automatically deny applicants based on criminal history. Rather, criminal history is considered based on the nature of the offense and time passed since the date of final disposition (e.g. applicant was released from prison, probation or parole). We limit consideration to those convictions, the dates of final disposition of which pre-date the report by no more than seven years. Note that convictions for the following offenses may result in denial:

Murder (1 <sup>st</sup> and 2 <sup>nd</sup> degree)	Kidnapping (All counts)
Manslaughter (1st degree)	Theft (1st & 2nd degree)
Assault 1st, 2nd & 3rd degree)	Burglary (1st, 2nd degree & vehicle prowling 1st degree)
Robbery (1st & 2nd degree)	Malicious Mischief (1st degree)
Rape (All counts)	Arson (1st, 2nd degree & Reckless Burning 1st degree)
Child molestation (All counts)	Delivery or Sale (All counts)
Rape of a child (All counts)	Possession with intent to Deliver Illegal Substance (All counts)
Outstanding criminal warrant	Any Terror Related Activity
Any drug related conviction	

Any criminal conviction which results in a registered sex offender requirement and/or any sex offender registry requirement.

A criminal records search will be performed for felony and misdemeanor offenses. All felony and misdemeanor offenses must be disclosed on the rental application.

Determinations as to criminal screening may be made on a case by case basis and may be based on several factors and information. There will be no automatic denials based on crime without analysis of facts and court documents.

Valid Photo Identification will be required of all applicants.