

## Rental Application Criteria Notice

This notice lists the rental screening requirements for 5405 47th Ave NE Seattle, WA 98105.

**WE BELIEVE IN FAIR HOUSING and do not discriminate based on any person's race, color, creed, religion, ancestry, national origin, age, sex, marital status, parental status, sexual orientation, gender identity, political ideology, honorably discharged veteran or military status, alternative source of income, participation in Section 8 or other subsidy program, the presence of any disability, or the use of a trained dog guide or service animal by a disabled person.**

As part of the application process your information is submitted to a tenant screening service to generate a consumer report: Alliance 2020, PO Box 4248 Renton, WA 98057. You have a right to obtain a free copy of the consumer report in the event of a denial or other adverse action, and to dispute the accuracy of information appearing in the consumer report. In the event of a denial or other adverse action, if your application was complete and accurate you will receive a notice that contains information regarding your rights under the Federal Fair Credit Report Act and/or the State of Washington Fair Tenant Screening Act. An application must be fully completed to be considered and a reusable tenant screening report cannot be accepted. If you require additional time to ensure meaningful access to or a reasonable accommodation to complete the application please notify the landlord in writing at PO Box 15818 Seattle, WA 98115. For the purposes of determining the chronological order of applicants, the landlord may require reasonable documentation of the need for additional time to ensure meaningful access to the application. Fulfilling the request for additional time will cause the time of receipt of your request to be used when considering applicants chronologically pursuant to SMC 14.08.050. Seattle landlords 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 subsection 14.09.025.A.3, subsection 14.09.025.A.4, subsection 14.09.025.A.5, and subject to the exclusions and legal requirements in section 14.09.115. SMC 14.09.025.A.3 requires a legitimate business reason analysis before a landlord or any person takes an adverse action based on registry information of an adult prospective occupant, tenant or household member. SMC 14.09.025.A.4 prohibits taking an adverse action based on registry information of a juvenile prospective occupant, tenant or household member. SMC 14.09.025.A.5 prohibits adverse actions based on registry information against adults if the conviction occurred when the individual was a juvenile. Seattle landlords are 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 the Seattle Office for Civil Rights is the department that will enforce any violations of this ordinance. Information you provide on your application is considered "sensitive" and only appropriate authorized people will have access. Each applicant must qualify independently.

Copy of valid acceptable form of photo ID

Combined gross income of three times monthly rent with acceptable verifiable proof of income (examples include but are not limited to most recent three pay stubs, bank statements, and/or last year's tax return) and minimum six months employment with current employer

Positive objective verifiable 24 month rental history and complete eviction history: negative, incomplete, or unverifiable references or eviction history may result in denial

Positive verifiable credit history: outstanding collections for rentals, utilities, or other areas, negative or late payment history, lack of credit history, or credit limits too high in reference to high credit limits may result in denial

History besides arrest, conviction, or criminal record demonstrating good citizenship: reasonable likelihood that a history of applicant or those acting under his or her control will interfere with the health, safety or right of peaceful enjoyment by neighbors or other members of the community may result in denial

Screening registry information: applicants may provide any supplemental information related to an individual's rehabilitation, good conduct, and facts or explanations regarding their registry information

Pets subject to approval and verification of proper licensing

Verification for completeness and correctness of all information included on the rental application

Prepaid application fee

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Landlord (print and sign)

Date

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Applicant (print and sign)

Date