

LCPM Rental Criteria

Instructions: Put a check next to each item that may result in denial of the application.

Identification

- Applicant must provide current government issued photo identification

INCOME

Applicant may be denied for:

- Lack of proof of income
- Monthly household income less than **2.5** 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:

- Unverifiable social security number
- Open bankruptcy
- Bankruptcy dismissed or discharged within the past **24** months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit
- Judgment or collections in excess of **\$500** or **5** open accounts
 Medical disregarded Student loans disregarded
- Foreclosure in the past 24 months
- Past due mortgage
- Tax lien

CRIMINAL HISTORY

Applicant may be denied where the date of disposition, release or probation have occurred within the past seven 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)
- Sex crimes and/or crimes against a child
- Manslaughter
- Burglary
- Kidnapping
- Robbery
- Vehicle prowling
- Murder
- Assault
- Registered or unregistered sex offender
- Forgery
- Malicious mischief
- Arson

EVICTON AND JUDGMENT

Applicant may be denied for:

- Eviction filed in the past **48** months
- Judgment or collection for unpaid rent
- Judgment or collection for damage to rental unit

EMPLOYMENT HISTORY

Applicant may be denied for:

- Employment for less than **12** months with current employer OR **2** years in the same or similar field of work.
- Unverifiable employment

RENTAL HISTORY

Applicant may be denied for:

- Unverifiable rental history
- Less than 12 months of rental history
- Unfulfilled lease obligation(s)
- Current or past balance owing for deposit, rent, fees or damages
- Eviction pending
- **2** or more late payments within a **12** month period
- **2** or more NSF checks in a **12** month period
- 2 or more complaints in a **12** month period
- Unauthorized pet(s)
- Unauthorized occupant(s)
- Damage to the unit or property

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 in the tenant screening report. You have the right to a free copy of your tenant screening report. To dispute the accuracy of your tenant screening report or to request a free copy of your tenant screening report please submit your request in writing with a copy of your photo ID to:

MOCO Inc

PO Box 2826

Seattle, WA 98111

Direct Line: (206) 505-8213

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

By clicking on the application button, you agree that you have been given the opportunity to read these criteria.